



# **Council Meeting Agenda**

**Tuesday, February 14, 2017  
7 p.m.**

**Council Chambers  
Aurora Town Hall**



## **Town of Aurora Council Meeting Agenda**

Tuesday, February 14, 2017  
7 p.m., Council Chambers

### **1. Approval of the Agenda**

**Recommended:**

That the agenda as circulated by Legislative Services be approved.

### **2. Declarations of Pecuniary Interest and General Nature Thereof**

### **3. Presentations**

**(a) Erin Rogers, Southlake Regional Health Centre (SRHC) Foundation**

**Re: Run or Walk for Southlake 2017**

**(b) Ferguson Mobbs, Chairman, 100<sup>th</sup> Anniversary of Vimy Ridge Event**

**Re: 100<sup>th</sup> Anniversary of Vimy Ridge Event**

### **4. Delegations**

Note: Delegations (a) and (b) have been carried forward from the General Committee meeting of February 7, 2017, which was cancelled.

**(a) Javed Khan, Aurora Chamber of Commerce**

**Re: Item R7 – PBS17-010 – Proposed Amendment to the Sign By-law to Use Official Languages in Signs**

**(b) Vicky McGrath, Aurora Chamber of Commerce**  
**Re: Item R1 – CAO17-001 – Economic Development Board – Terms of Reference**

**5. Consent Agenda**

Items listed under the Consent Agenda are considered routine or no longer require further discussion, and are enacted in one motion. The exception to this rule is that a Member may request for one or more items to be removed from the Consent Agenda for separate discussion and action.

**C1. Council Meeting Minutes of January 31, 2017**

**Recommended:**

1. That the Council meeting minutes of January 31, 2017, be adopted as printed and circulated.

**C2. Council Public Planning Meeting Minutes of January 25, 2017**

**Recommended:**

1. That the Council Public Planning meeting minutes of January 25, 2017, be adopted as printed and circulated.

**6. Consideration of Items Requiring Discussion (Regular Agenda)**

Note: Items R1 through R7 have been carried forward from the General Committee meeting of February 7, 2017, which was cancelled.

**R1. CAO17-001 – Economic Development Board – Terms of Reference**

**Recommended:**

1. That Report No. CAO17-001 be received; and
2. That the attached Economic Development Board – Terms of Reference be endorsed and staff be directed to proceed with the creation of the Aurora Economic Development Board.

**R2. FS17-001 – Fire Station 4-5 Project Funding – Aurora Share**

**Recommended:**

1. That Report No. FS17-001 be received; and
2. That the design phase and construction phase of the Fire Station 4-5 capital project #21006 be funded as set out in Report No. FS17-001; and
3. That a budget of \$520,000 be approved and funded for the location and design phases of the project as set out in Report No. FS17-001.

**R3. IES17-004 – Approval of Capital Project No. 24006 (Replacement of By-law Services vehicle No. 403)**

**Recommended:**

1. That Report No. IES17-004 be received; and
2. That this report satisfy Council's conditional approval of Capital Project No. 24006; and
3. That staff be authorized to proceed with Capital Project No. 24006, "Replacement of By-law Services vehicle No. 403".

**R4. IES17-005 – Purchase Order Increase for Roads Salt**

**Recommended:**

1. That Report No. IES17-005 be received; and
2. That Purchase Order No. 78 be extended to Compass Mineral Canada Corp. for the final optional year for the York Co-Op for untreated highway coarse rock salt supply; and
3. That Purchase Order No. 78 to Compass Minerals Canada Corp. be increased by \$200,000 from the amount of \$355,806 to \$555,806, excluding taxes, for the two-year contract term of 2016 and 2017; and

4. That Purchase Order No. 752 to Compass Minerals Canada Corp. be increased by \$40,000 from the amount of \$260,000 to \$300,000, excluding taxes, for the contract term of 2016 for Thawrox.

**R5. PBS17-002 – Application for Zoning By-law Amendment  
Worthman & Cwenar  
19-21 Machell Avenue  
Lot 5, Registered Plan No. 36  
File Number: ZBA-2016-11**

**Recommended:**

1. That Report No. PBS17-002 be received; and
2. That Application to Amend the Zoning By-law File No. ZA-2016-11, Worthman & Cwenar to rezone the subject lands from “Central Commercial (C2) Zone” to “Special Mixed Density Residential (R5-X) Exception Zone be approved; and
3. That the implementing Zoning By-law Amendment be presented at a future Council meeting for enactment.

**R6. PBS17-004 – Application for Zoning By-law Amendment  
Canadian Tire Real Estate Limited  
14700 Yonge Street  
Part of Lots 76 and 77, Concession 1  
File Number: ZBA-2016-05**

**Recommended:**

1. That Report No. PBS17-004 be received; and
2. That the Application to Amend the Zoning By-law File Number ZBA-2016-05 (Canadian Tire Real Estate Limited), to amend the site specific C4-15 zoning provisions to allow additional commercial uses be approved; and
3. That the implementing Zoning By-law Amendment be presented at a future Council meeting.

**R7. PBS17-010 – Proposed Amendment to the Sign By-law to Use Official Languages in Signs**

**Recommended:**

1. That Report No. PBS17-010 be received; and
2. That a by-law be enacted to amend By-law Number 5840-16, being a by-law respecting signs within the Town of Aurora, by including a provision that regulates the language of signs.

**R8. PBS17-009 – Next Steps Report for Library Square**

**Recommended:**

1. That Report No. PBS17-009 be received; and
2. That the next steps regarding the design for Library Square as outlined in this report be approved.

**R9. Memorandum from Mayor Dawe**

**Re: Correspondence from The Honourable Peter Van Loan, MP, York-Simcoe – Proposed Private Member's Bill C-323**

**Recommended:**

1. That the memorandum regarding Correspondence from The Honourable Peter Van Loan, MP, York-Simcoe – Proposed Private Member's Bill C-323, be received; and
2. That Council support this initiative by resolution; and
3. That a copy of Council's resolution be forwarded to the offices of Kyle Peterson, MP, Newmarket-Aurora, Leona Alleslev, MP, Aurora-Oak Ridges-Richmond Hill, and The Honourable Peter Van Loan, MP, York-Simcoe.

**7. Notices of Motion**

## **8. Motions**

**(a) Councillor Abel**

**Re: Library Square**

(Deferred from Council meeting of January 31, 2017)

**(b) Councillor Abel**

**Re: Downtown Revitalization Plan**

(Deferred from Council meeting of January 31, 2017)

**(c) Councillor Mrakas**

**Re: Property Tax Vacancy Rebates**

## **9. Regional Report**

**York Regional Council Highlights – January 26, 2017**

**Recommended:**

That the Regional Report of January 26, 2017, be received for information.

## **10. New Business**

## **11. Public Service Announcements**

## **12. By-laws**

**Recommended:**

That the following by-laws be enacted:

**(a)** Being a By-law to amend Zoning By-law Number 2213-78, as amended (Coppervalley Estates Inc.).

(Report No. PBS17-001 – GC Item R5 – Jan. 24/17)

**(b)** Being a By-law to amend By-law Number 5840-16 respecting signs within the Town of Aurora.

(Report No. PBS17-010 – GC Item R7 – Feb. 7/17)

- (c) Being a By-law to declare as surplus and sell municipal lands (Part of Lot 26, Allaura Boulevard).  
(Report No. PDS16-065 – Closed Session Item 1 – Aug. 9/16)
- (d) Being a By-law to amend Parking and Traffic Control By-law Number 4574-04.T, as amended, with respect to No Parking on various highways in the Town of Aurora.  
(Report No. BBS16-007 – GC Item 1 – May 17/16)
- (e) Being a By-law to amend Parking and Traffic Control By-law Number 4574-04.T, as amended, with respect to Restricted Parking Maximum Period on various highways in the Town of Aurora.  
(Report No. BBS16-007 – GC Item 1 – May 17/16)

### **13. Closed Session**

### **14. Confirming By-law**

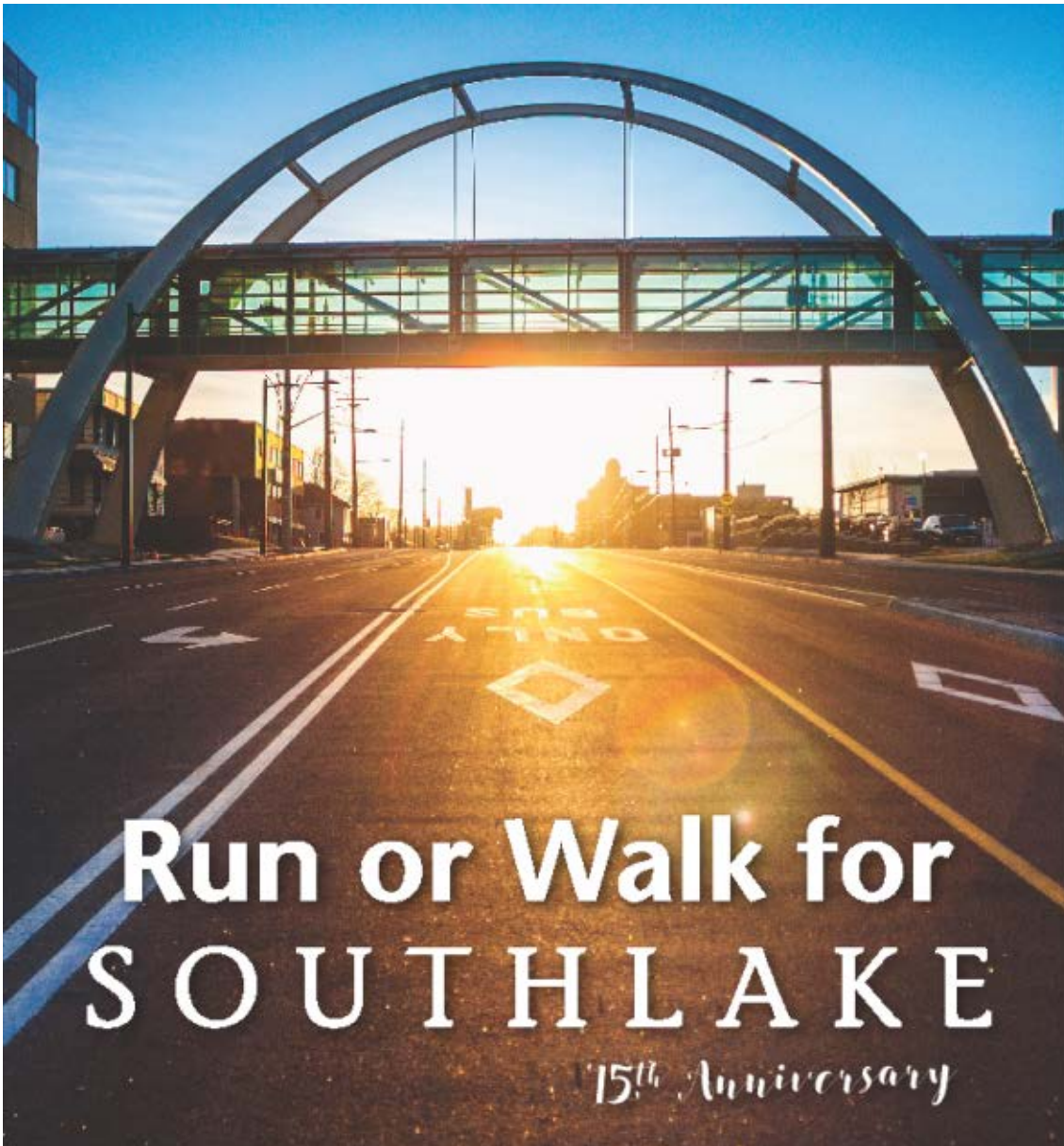
**Recommended:**

That the following confirming by-law be enacted:

Being a By-law to Confirm Actions by Council Resulting from a Council Meeting on February 14, 2017.

### **15. Adjournment**





**Sunday, April 30, 2017**

**See what you're  
running for!**

Lace up your shoes and join us as we run down Davis Drive, directly under the Southlake bridge to help transform lives, right here in our community!

## Southlake Regional Health Centre

# DID YOU KNOW?

- **Cancer:** *STILL* Ranked #1 in the Province (based on 16 provincial performance indicators).
- **Cardiac:** 3<sup>rd</sup> largest cardiac program in Ontario.
- **Emergency Department:** 4<sup>th</sup> highest volume in Province with patients seen on average by a physician in 40 minutes, shortest wait times to see a physician in Ontario.
- **Maternal Child:** More than 2,600 babies born every year.
- **Surgical:** More than 24,000 ambulatory surgeries and 13,000 OR surgeries performed in 2015.
- **Mental Health:** More than 20,000 adult outpatient visits and 11,000 child and adolescent visit in 2015.

# Southlake Regional Health Centre Hospice

\$6+ Million raised towards our \$12 Million *love lives here* campaign

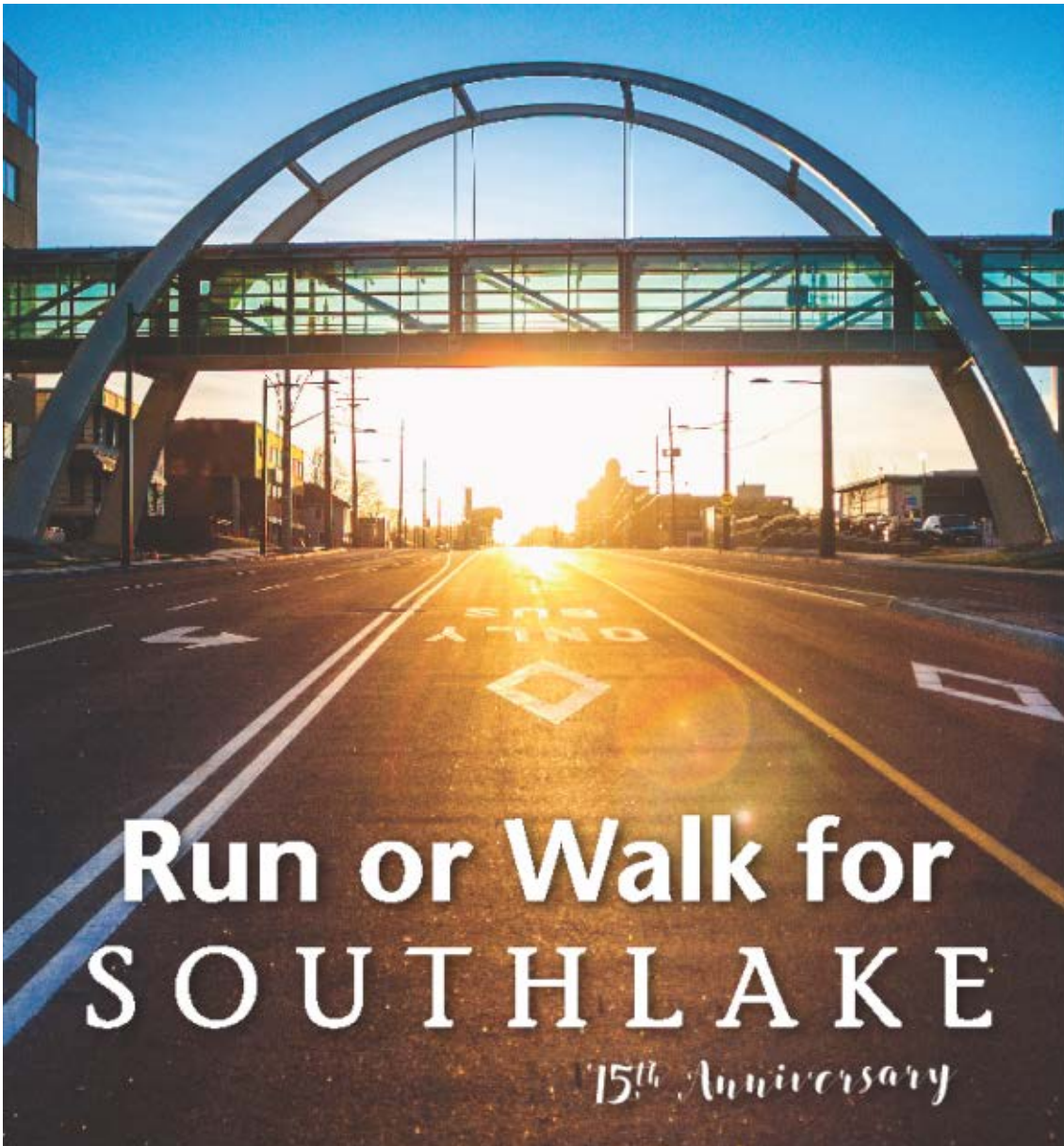
Will support 250 patients and their families each year



## WE DEPEND ON DONORS LIKE YOU

- Southlake depends on community donations to fund all the new and replacement tools and technology that keep us on the cutting-edge of care.
- We rely on community support to fund the most critical needs across the hospital.
- Southlake strives to provide access to high-quality care, close to home when you need it most. Community support makes that care possible.





**Sunday, April 30, 2017**

**See what you're  
running for!**

Lace up your shoes and join us as we run down Davis Drive, directly under the Southlake bridge to help transform lives, right here in our community!

# SUNDAY, APRIL 30, 2017

## 15<sup>TH</sup> ANNIVERSARY | HELP TRANSFORM A LIFE



Don't miss out on  
**EARLY BIRD PRICING!**

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**Adults save \$10.00**  
by registering before March 1<sup>st</sup>!

# TEAM CHALLENGE

Who is going to bring home the hardware this year?



## TEAM CHALLENGE

- A friendly fundraising competition to see which team can raise the most money in support of the event
- Winners for each category will be announced by York Region Chairman and CEO **Wayne Emmerson** on Race Day!
- The winning teams receive
  - Trophy
  - Prizes
  - Listed in local newspapers
  - *Bragging rights*
- You can see the progress of the top fundraising teams on the event website leading up to the race.



# QUESTIONS



100th Anniversary  
of The  
Battle of Vimy  
Ridge





*Vimy Ridge*



The Regimental Council of  
The Queen's York Rangers  
Presents  
A Special Commemorative Evening  
Of The Battle of Vimy Ridge  
April 8th 2017  
6pm

At  
The Royal Canadian Legion,  
Aurora

Special  
Guests  
to be  
Announced



1776



1917





Tickets On Line;  
Queen's York Rangers  
Kit Shop





Legal and Legislative Services  
905-727-3123  
councilsecretariatstaff@aurora.ca

Town of Aurora  
100 John West Way, Box 1000  
Aurora, ON L4G 6J1

**DELEGATION REQUEST**

This Delegation Request form and any written submissions or background information for consideration by either Council or Committees of Council must be submitted to the Clerk's office by the following deadline:

**4:30 P.M. ON THE BUSINESS DAY PRIOR TO THE REQUESTED MEETING DATE**

**COUNCIL/COMMITTEE/ADVISORY COMMITTEE DATE:** Tuesday, February 7, 2017

**SUBJECT:** Sign By-Law Endorsement

**NAME OF SPOKESPERSON:** Javed Khan

**NAME OF GROUP OR PERSON(S) BEING REPRESENTED (if applicable):**

Aurora Chamber of Commerce

**BRIEF SUMMARY OF ISSUE OR PURPOSE OF DELEGATION:**

The Aurora Chamber of Commerce would like to present our official statement regarding the Town of Aurora Sign Bylaw Amendment Proposed by Councillor Harold Kim

**PLEASE COMPLETE THE FOLLOWING:**

**Have you been in contact with a Town staff or Council member regarding your matter of interest?**

YES  NO

**IF YES, WITH WHOM?** Councillor Kim

**DATE:** January 9, 2017

I acknowledge that the Procedural By-law permits five (5) minutes for Delegations.





Legislative Services  
905-727-3123  
[Clerks@aurora.ca](mailto:Clerks@aurora.ca)  
Town of Aurora  
100 John West Way, Box 1000  
Aurora, ON L4G 6J1

## Delegation Request

This Delegation Request form and any written submissions or background information for consideration by either Council or Committees of Council must be submitted to the Clerk's office by the following deadline:

**4:30 p.m. Two (2) Days Prior to the Requested Meeting Date**

<b>Council/Committee/Advisory Committee Meeting Date:</b> Tuesday, February 7, 2017	
<b>Subject:</b>	
<b>Name of Spokesperson:</b> Vicky McGrath	
<b>Name of Group or Person(s) being Represented (if applicable):</b> Aurora Chamber of Commerce	
<b>Brief Summary of Issue or Purpose of Delegation:</b> As Chair of the Advocacy Committee of the Aurora Chamber of Commerce, I would like the opportunity to present our thoughts regarding the new Economic Development Board and our participation. Thank you.	
<b>Please complete the following:</b>	
Have you been in contact with a Town staff or Council member regarding your matter of interest? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, with whom? Doug Nadorozny	Date: January 19, 2017
<input checked="" type="checkbox"/> I acknowledge that the Procedure By-law permits five (5) minutes for Delegations.	



**Town of Aurora  
Council Meeting Minutes**

Council Chambers  
Aurora Town Hall  
Tuesday, January 31, 2017

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**Attendance**

**Council Members** Mayor Dawe in the Chair; Councillors Gaertner, Humfryes, Kim, Mrakas, Pirri, Thom, and Thompson

**Members Absent** Councillor Abel

**Other Attendees** Doug Nadorozny, Chief Administrative Officer, Techa van Leeuwen, Director of Corporate Services, Dan Elliott, Director of Financial Services, Marco Ramunno, Director of Planning and Building Services, Philip Galin, Manager, Facilities, Property and Fleet, and Acting Manager, Operations, Lisa Warth, Manager, Recreation, Stephanie Mackenzie-Smith, Manager of Corporate Communications, Patricia De Sario, Town Solicitor, Lisa Lyons, Town Clerk, Samantha Yew, Deputy Clerk, and Linda Bottos, Council/Committee Secretary

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The Chair called the meeting to order at 7 p.m.

A moment of silence was observed in honour of the victims of the recent shooting incident in Quebec City.

**1. Approval of the Agenda**

**Moved by Councillor Pirri**

**Seconded by Councillor Thom**

That the agenda as circulated by Legislative Services be approved.

**Carried**

**2. Declarations of Pecuniary Interest and General Nature Thereof**

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act*.

**3. Presentations**

None

**4. Delegations**

None

**5. Consent Agenda**

**Moved by Councillor Thompson  
Seconded by Councillor Gaertner**

That the following Consent Agenda Items, C1 to C6 inclusive, be approved:

**C1. General Committee Meeting Report of January 24, 2017**

1. That the General Committee meeting report of January 24, 2017, be received and the recommendations carried by the Committee approved, **with the exception of sub-items C1, R3, and R5, which were pulled for discussion under Section 6, Consideration of Items Requiring Discussion (Regular Agenda).**

**C2. Council Meeting Minutes of December 13, 2016**

1. That the Council meeting minutes of December 13, 2016, be adopted as printed and circulated.

**C3. Special Council – Public Planning Meeting Minutes of December 15, 2016**

1. That the Special Council – Public Planning meeting minutes of December 15, 2016, be adopted as printed and circulated.

**C4. Council Closed Session Minutes of January 24, 2017**

1. That the Council Closed Session minutes of January 24, 2017, be adopted as printed and circulated.

**C5. Council Closed Session Public Minutes of January 24, 2017**

1. That the Council Closed Session public minutes of January 24, 2017, be adopted as printed and circulated.

**C6. Memorandum from Mayor Dawe**

**Re: Lake Simcoe Region Conservation Authority Board Meeting  
Highlights of December 16, 2016**

1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of December 16, 2016, be received for information.

**Carried**

Mayor Dawe announced that, at the Council Closed Session of January 24, 2017, Council appointed the following applicants to the Governance Review Ad Hoc Committee: Steve Hinder, Bill Hogg, Terry Jones, Anna Lozyk Romeo, and Anita Moore.

**6. Consideration of Items Requiring Discussion (Regular Agenda)**

Items were discussed in the following order: R2 (sub-items R5, C1, and R3), and R1.

**R1. Memorandum from Mayor Dawe**

**Re: Board Memberships**

**Moved by Councillor Pirri**

**Seconded by Councillor Thom**

1. That Councillor Sandra Humfryes replace Councillor Wendy Gaertner on the Aurora Public Library Board; and

Council Meeting Minutes  
Tuesday, January 31, 2017

Page 4 of 13

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2. That Councillor Wendy Gaertner replace Councillor Sandra Humfryes on the Aurora Cultural Centre Board; and
3. That Councillor Tom Mrakas replace Councillor Jeff Thom on the Aurora Cultural Centre Board.

**Carried**

**R2. General Committee Meeting Report of January 24, 2017**

The following sub-items were pulled from Item C1 of the Consent Agenda for discussion:

**(C1) IES17-001 – Facility Projects Status Report – JOC Final Report**

**Moved by Councillor Pirri  
Seconded by Councillor Thom**

1. That Report No. IES17-001 be received for information.

**Motion to refer  
Moved by Councillor Thompson  
Seconded by Councillor Pirri**

That Report No. IES17-001, Facility Projects Status Report – JOC Final Report, be referred back to staff.

**Motion to refer  
Carried**

**(R3) PRCS17-002 – Aurora’s Multicultural Festival – Information  
Gathering Sessions**

**Moved by Councillor Pirri  
Seconded by Councillor Thompson**

1. That Report No. PRCS17-002 be received; and
2. That the scheduling of two (2) public open houses for the purpose of gathering input from the community on the programming elements of Aurora’s Multicultural Festival be approved; and

3. That staff report back with a Terms of Reference for a Multicultural Festival Committee in the second meeting cycle of February 2017.

**On a recorded vote the first and second clauses of the motion  
Carried**

Yeas: 8                      Nays: 0  
Voting Yeas: Councillors Gaertner, Humfryes, Kim,  
Mrakas, Pirri Thom, Thompson, and  
Mayor Dawe  
Voting Nays: None  
Absent: Councillor Abel

**On a recorded vote the third clause of the motion was  
Defeated**

Yeas: 3                      Nays: 5  
Voting Yeas: Councillors Gaertner, Humfryes, and  
Kim  
Voting Nays: Councillors Mrakas, Pirri, Thom,  
Thompson, and Mayor Dawe  
Absent: Councillor Abel

- (R5) PBS17-001 – Applications for Zoning By-law Amendment and Draft Plan of Subdivision, Coppervalley Estates Inc., 1756 St. John’s Sideroad, Part of Lot 26, Concession 3, File Numbers: SUB-2015-05 and ZBA-2015-09**

**Moved by Councillor Pirri  
Seconded by Councillor Kim**

1. That Report No. PBS17-001 be received; and
2. That Application to Amend the Zoning By-law File No. ZBA-2015-09 (Coppervalley Estates Inc.), to implement the proposed draft plan of subdivision be approved; and
3. That Application for Draft Plan of Subdivision File No. SUB-2015-05 (Coppervalley Estates Inc.), to allow the development of 109

single detached dwellings on the subject lands be approved,  
subject to the conditions outlined in Schedule "A" of this report;  
and

4. That the implementing Zoning By-law Amendment be presented at a future Council meeting; and
5. That a total of 109 units of sewage capacity be allocated to the Draft Plan of Subdivision from the Town of Aurora's portion and the water services will be provided through the inter-municipal agreement; and
6. That the Mayor and Town Clerk be authorized to execute a Subdivision Agreement, including any and all documents and all of the Agreements referenced in the Conditions of Approval, including any ancillary agreements required to give effect to same.

**On a recorded vote the motion  
Carried**

Yeas: 6	Nays: 1
Voting Yeas:	Councillors Humfryes, Mrakas, Pirri Thom, Thompson, and Mayor Dawe
Voting Nays:	Councillor Gaertner
Absent:	Councillors Abel and Kim

## **7. Notices of Motion**

None

## **8. Motions**

**(a) Councillor Abel**  
**Re: Library Square**

and

**(b) Councillor Abel**  
**Re: Downtown Revitalization Plan**



Council Meeting Minutes  
Tuesday, January 31, 2017

Page 7 of 13

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**Motion to defer**

**Moved by Councillor Pirri**

**Seconded by Councillor Mrakas**

That Motion (a) Councillor Abel, Re: Library Square, and Motion (b) Councillor Abel, Re: Downtown Revitalization Plan, be deferred to the Council meeting of February 14, 2017.

**Motion to defer  
Carried**

**(c) Councillor Mrakas**

**Re: Winter Maintenance Service Levels**

On a motion of Councillor Mrakas seconded by Councillor Humfryes, Council consented to consider Motion (c) following approval of the Consent Agenda.

**Main motion**

**Moved by Councillor Mrakas**

**Seconded by Councillor Humfryes**

Whereas residents of and businesses in Aurora have raised concerns about the adequacy of winter maintenance service levels; and

Whereas the residents of and businesses in Aurora expect and deserve the best service possible at the best price;

1. Now Therefore Be It Hereby Resolved That staff be directed to return the winter maintenance service levels to those in effect for the 2013-2014 winter maintenance season immediately

**Amendment**

**Moved by Councillor Mrakas**

**Seconded by Councillor Thompson**

That the main motion be amended by replacing the word "immediately" with the words "as soon as possible" and by adding the following clause:

2. That the winter maintenance service levels be reviewed through the Finance Advisory Committee and options be forwarded to the Budget Committee.

**Carried**

**Main motion as amended**

**Moved by Councillor Mrakas**

**Seconded by Councillor Humfryes**

1. Now Therefore Be It Hereby Resolved That staff be directed to return the winter maintenance service levels to those in effect for the 2013-2014 winter maintenance season **as soon as possible; and**
2. **That the winter maintenance service levels be reviewed through the Finance Advisory Committee and options be forwarded to the Budget Committee.**

**On a recorded vote the first clause of the main motion as amended was**  
**Defeated**

Yeas: 3	Nays: 5
Voting Yeas:	Councillors Gaertner, Humfryes, and Mrakas
Voting Nays:	Councillors Kim, Pirri, Thom, Thompson, and Mayor Dawe
Absent:	Councillor Abel

**On a recorded vote the second clause of the main motion as amended**  
**Carried**

Yeas: 8	Nays: 0
Voting Yeas:	Councillors Gaertner, Humfryes, Kim, Pirri, Mrakas, Thom, Thompson, and Mayor Dawe
Voting Nays:	None
Absent:	Councillor Abel

## **9. Regional Report**

**York Regional Council Highlights – December 15, 2016**

**Moved by Councillor Thom  
Seconded by Councillor Pirri**

That the Regional Report of December 15, 2016, be received for information.

**Carried**

## **10. New Business**

### **New Business Motion No. 1**

**Moved by Councillor Mrakas  
Seconded by Councillor Thompson**

1. That Council send a letter to request that Minister Ballard provide Council with an update on the Ontario Municipal Board (OMB) reform process—either in person or, if time does not permit, then in writing—for a future meeting of Council.

**Carried**

On a motion of Councillor Humfryes seconded by Councillor Thompson, Council consented to waive the requirements of section 37 of the Procedure By-law to allow consideration of a motion from Councillor Humfryes. The motion was subsequently withdrawn.

### **New Business Motion No. 2**

**Moved by Councillor Humfryes  
Seconded by Councillor Thompson**

1. That Council endorse the City of Toronto motion MM24.23, Toronto for All – United as an Inclusive Sanctuary City.

**Withdrawn**

Councillor Pirri, further to a resident inquiry, inquired about the conditions in the plan of subdivision for the Allaura subdivision located at the northeast corner of Bloomington Road and Yonge Street, and requested that Council receive an update. Staff indicated that information would be forwarded to Council.

## **11. Public Service Announcements**

Councillor Kim extended a reminder that Aurora's Arctic Adventure will be held at the Armoury and Town Park on Monday, February 20, 2017.

Councillor Thom expressed appreciation to the Aurora Royal Canadian Legion and the White Heather Pipes and Drums in respect to the recent Robbie Burns Day supper at the Legion.

Mayor Dawe advised that the Town's outdoor ice skating rinks are open for the 2017 winter season, weather permitting.

Mayor Dawe recognized and congratulated Allie Dinsmore who participated in the Ford Motor Hockey Shootout, during the first intermission of a Toronto vs. Calgary game, and won \$800 for her team, Aurora Panthers Rep Atom A.

Mayor Dawe announced that Aurora artist Marilee Gibson will be showcasing her artwork throughout the month of February in the Skylight Gallery at Town Hall, and profits from the exhibit will be donated to The Butterfly Tree.

Mayor Dawe announced that Summer Camp Early Bird Registration is available from February 27 to March 10, 2017.

Mayor Dawe announced that March Break activities are available from March 13 through March 17, 2017, and the schedule is online at [aurora.ca/marchbreak](http://aurora.ca/marchbreak).

Mayor Dawe extended a reminder that Aurora's Borealis will be in place at Town Park until February 20, 2017.

Mayor Dawe announced that Door-to-Door Clutter Collection will be picked up on the first Monday of each month throughout 2017, and the first collection will take place on Monday, February 6, 2017.

Mayor Dawe announced that the Aurora Winter Blues Festival Kick-off event will take place at 7 p.m. on Saturday, February 4, 2017, at the Highland Automotive Showroom, which will be followed by an event two weeks later at St. Andrews College.

Mayor Dawe extended an invitation to join him at the Annual Mayor's Luncheon, which will be hosted by the Aurora Chamber of Commerce at the Oakview Terrace on Wednesday, February 15, 2017.

Councillor Mrakas noted that he recently had a meeting with Ontario Attorney General Yasir Naqvi regarding Ontario Municipal Board reform and next steps, and indicated that municipalities may be close to achieving authority with regard to planning decisions.

## **12. By-laws**

**Moved by Councillor Pirri**

**Seconded by Councillor Humfryes**

That the following by-laws be enacted:

**5943-17** Being a By-law to amend By-law Number 5691-15, to establish a Committee of Adjustment and appoint members to the Committee of Adjustment.

**5944-17** Being a By-law to amend By-law Number 5870-16, as amended, to appoint Municipal By-law Enforcement Officers and Property Standards Officers for The Corporation of the Town of Aurora.

**5945-17** Being a By-law to amend By-law Number 5892-16, to appoint employees of the Ontario Parking Control Bureau Corp., as Municipal By-law Enforcement Officers in the Town of Aurora.

**5946-17** Being a By-law to declare as surplus and sell municipal lands (180 Goulding Avenue).

**5947-17** Being a By-law to amend By-law Number 4847-06.R, which designated a property to be of cultural heritage value or interest (The Enos Lundy House).

**5948-17** Being a By-law to exempt Blocks 218 and 219 on Plan 65M-4462 from Part-Lot Control (Paradise Homes Leslie Inc.).

**Carried**

**Moved by Councillor Mrakas**

**Seconded by Councillor Thompson**

That the following by-law be enacted:

- 5949-17** Being a By-law to appoint a Deputy Clerk and to delegate certain authority to the Deputy Clerk on behalf of The Corporation of the Town of Aurora.

**On a recorded vote the motion  
Carried**

Yeas: 8                      Nays: 0  
Voting Yeas: Councillors Gaertner, Humfryes, Kim,  
Pirri, Mrakas, Thom, Thompson, and  
Mayor Dawe  
Voting Nays: None  
Absent:                      Councillor Abel

### **13. Closed Session**

None

### **14. Confirming By-law**

**Moved by Councillor Kim  
Seconded by Councillor Humfryes**

That the following confirming by-law be enacted:

- 5950-17** Being a By-law to Confirm Actions by Council Resulting from a Council Meeting on January 31, 2017.

**Carried**

### **15. Adjournment**

**Moved by Councillor Thom  
Seconded by Councillor Kim**

That the meeting be adjourned at 8:52 p.m.

**Carried**

Council Meeting Minutes  
Tuesday, January 31, 2017

Page 13 of 13

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**Geoffrey Dawe, Mayor**

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**Lisa Lyons, Town Clerk**

The minutes of the Council meeting of January 31, 2017, are subject to final approval by Council on February 14, 2017.



**Town of Aurora  
Council Public Planning  
Meeting Minutes**

Council Chambers  
Aurora Town Hall  
Wednesday, January 25, 2017

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**Attendance**

**Council Members** Mayor Dawe in the Chair; Councillors Abel, Gaertner, Kim, Mrakas, Pirri, and Thompson

**Members Absent** Councillors Humfryes and Thom

**Other Attendees** Marco Ramunno, Director of Planning and Building Services, Glen Letman, Manager of Development Planning, Lisa Lyons, Town Clerk, Samantha Yew, Acting Deputy Clerk, and Linda Bottos, Council/Committee Secretary

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The Chair called the meeting to order at 7 p.m.

**1. Declaration of Pecuniary Interest and General Nature Thereof**

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act*.

**2. Approval of the Agenda**

**Moved by Councillor Abel**

**Seconded by Councillor Pirri**

That the agenda as circulated by Legislative Services be approved.

**Carried**



### **3. Planning Applications**

Mayor Dawe outlined the procedures that would be followed in the conduct of the public meeting. The Town Clerk confirmed that the appropriate notice had been given in accordance with the relevant provisions of the *Planning Act*.

- 1. PBS17-007 – Application for Zoning By-law Amendment  
York Region Christian Seniors' Home Inc., 440, 460, 480 and  
500 William Graham Drive, Blocks 4, 5 and 6, Plan 65M-4442  
File Number: ZBA-2016-12**

#### **Planning Staff**

The Manager of Development Planning, Mr. Glen Letman, presented an overview of the application and staff report respecting the proposal to amend the RA3-15 and (H)RA3-16 zones to include assisted living units (nursing units) as a permitted use, and to amend the RA3-15, (H)RA3-16 and (H)I-27 zones to allow a maximum building height of 26 metres within the permitted six-storey height limit. He noted that the subject lands are part of a seniors housing complex and are designated as 'Urban Residential 2', a designation that promotes well-designed, transit-supportive, medium density housing forms in close proximity to community and commercial services, within the 2C Secondary Plan, which limits building heights to six storeys, but allows for an increase in the 20-metre building height due to valley or undulating topography.

#### **Consultant**

Mr. Stuart David, Planner of Malone Given Parsons Ltd., provided background on the York Region Christian Seniors' Home and presented an overview of the site area, planned construction phases of the proposed assisted living units and apartment units, and preliminary floor plans.

#### **Public Comments**

No members of the public came forward.

Council Public Planning Meeting Minutes  
Wednesday, January 25, 2017

Page 3 of 3

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**Moved by Councillor Mrakas  
Seconded by Councillor Pirri**

1. That Report No. PBS17-007 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Building Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.

**Carried**

#### **4. Confirming By-law**

**Moved by Councillor Abel  
Seconded by Councillor Thompson**

That the following confirming by-law be enacted:

**5942-17** Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on January 25, 2017.

**Carried**

#### **5. Adjournment**

**Moved by Councillor Thompson  
Seconded by Councillor Gaertner**

That the meeting be adjourned at 7:25 p.m.

**Carried**

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**Geoffrey Dawe, Mayor**

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**Lisa Lyons, Town Clerk**

The minutes of the Council Public Planning meeting of January 25, 2017, are subject to final approval by Council on February 14, 2017.



**Town of Aurora  
General Committee Report No. CAO17-001**

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**Subject:** Economic Development Board – Terms of Reference

**Prepared by:** Anthony Ierullo, Manager, Long Range and Strategic Planning

**Department:** Office of the Chief Administrative Officer

**Date:** February 7, 2017

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## **Recommendation**

- 1. That Report No. CAO17-001 be received; and**
- 2. That the attached Economic Development Board – Terms of Reference be endorsed and staff be directed to proceed with the creation of the Aurora Economic Development Board.**

## **Executive Summary**

- On September 27, 2016, Council approved a motion directing staff to prepare an evaluation of the prominent economic development models currently in use in Ontario.
- Staff completed an analysis and identified three prominent economic development models in Ontario recommending that the Town implement a Hybrid model to deliver economic development services in Aurora. This model includes the establishment of an Economic Development Board to support economic development.
- Council approved the proposed economic development model and related funding as part of the 2017 Budget.
- Staff have prepared a Terms of Reference for the proposed Economic Development Board and have begun to actively advance operational, structural and pre recruitment activities to ensure that there is adequate resourcing to support the board.
- Staff are seeking Council endorsement of the attached Aurora Economic Development Corporate (“AEDC”) Terms of Reference prior to initiating the establishment of the Board and member recruitment.

## **Background**

On September 27, 2016, Council approved the following Motion directing staff to prepare an evaluation of the prominent economic development models currently in use in Ontario:

Whereas Municipal Economic Development is an activity which can be undertaken under a variety of models; and

Whereas the Town of Aurora has currently adopted a Community Advisory Committee approach; and

Whereas it is important that the Town of Aurora ensures adherence to best practices;

Now Therefore Be It Hereby Resolved That the Chief Administrative Officer investigate and report back to Council with regard to the best model to deliver Economic Development Services for the Town of Aurora moving forward; and

Be It Further Resolved That a survey be sent to Council, the Economic Development Advisory Committee, and relevant staff to gauge the effectiveness and areas of improvement for the current economic development model; and

Be It Further Resolved That this report be brought back in time to be considered for the 2017 budget.

On November 15, 2016, staff prepared a report outlining prominent economic development models and a recommended model for Aurora. On November 22, 2016, Council approved the following recommendation:

*That Report No. CAO16-006 be received; and,*

*That Council endorse the attached Economic Development Proposal for consideration as part of the 2017 Budget.*

Council approved the economic development proposal and related funding as part of the 2017 Budget. The following outlines the Terms of Reference for the proposed Economic Development Board as well as the next steps towards the establishment of an Economic Development Board.

## **Analysis**

Staff have prepared a draft Terms of Reference for Council consideration as outlined in Appendix A. Highlights of key aspects of the draft terms are described and discussed below:

### **Roles, Responsibilities, Goals and Objectives**

The proposed terms of reference (Attachment No. 1) would establish the Aurora Economic Development Corporation (AEDC) as Council's advisory board for community economic development. The corporation will provide strategic leadership and coordination of community economic development and work with partners to strengthen and diversify existing business, attract new business and investment, and coordinate strategic economic development initiatives within the community.

The goal of the Board is to strengthen economic development and quality of life within Aurora by:

- supporting the expansion of current businesses;
- advising on Downtown Revitalization Activities;
- advancing cultural activities that offer opportunities for economic development;
- attracting, brokering and facilitating new business development; and,
- encouraging continued economic diversification.

This is accomplished through the following objectives:

- making recommendations that assist in the expansion of current businesses and the development of new businesses;

- making recommendations to Council on funding and grants to advance downtown revitalization objectives, cultural services and other strategic economic development initiatives and projects;
- promoting public/private partnerships opportunities that advance economic development interests;
- recommending programs to Council that actively promote Aurora as a centre for advanced manufacturing, information technology and telecommunications, environmental technology, medical and related technologies, finance, insurance, real estate and leasing; and,
- recommending programs that actively promoting Aurora as York Region's centre for education and training, business services, health services and government services.

### **Composition, Term and Chairperson**

It is proposed that the Board of Directors be composed of up to 8 local residents and/or business owners that serve three-year terms, 3 members of Council (Two Town Councillors and the Mayor of the Town of Aurora) serving a term concurrent with Council and two non-voting staff representatives. It is recommended that Council appoint local residents or business owners as a non-executive Chairperson and Vice-Chairperson. This is generally seen as a best practice for community development corporations and is consistent with the structure for other similar at-arms-length boards related to the Aurora Public Library and the Aurora Cultural Centre.

### **Recruitment**

It is proposed that local resident and business owner members be primarily influential business leaders that play a significant role in the community. Membership should include representation from large and small businesses, public and private sectors, private/public education, non-profit and accommodation / tourism providers. As outlined in Appendix B, staff have prepared a detailed skills matrix to guide the appointment of Board members. Staff will publicly advertise the opportunity for 4-6 weeks as well as identify and encourage qualified candidates to participate in the requirement. Local resident and business owner members and Council members will be appointed by Mayor and Council.

### **Program roll out revised to address EDAC comments**

Based on the feedback received from the Town's Economic Development Advisory Committee, staff have revised the next steps associated with the roll out of the new

Economic Development Board and office where appropriate. New economic development programs will be developed and approved by Council as part of the preparation of a Board led community Economic Development Strategic Plan. Staff are actively advancing operational, structural and recruitment activities to ensure that there is adequate resourcing to support the board and realign service delivery to drive economic development. Staff have confirmed that Community Improvement Plan (CIP) funding is adequate and have initiated a review of the CIP program to identify opportunities to improve interest in the program. To date, staff conducted a door knocking campaign, hosted information sessions with land owners and realtors to promote participation and have begun to plan a series of focus group to re-evaluate the suite of programs.

### **Next Steps**

The next steps towards the establishment of the Board are:

1. Legally establish the AEDC (February - April 2017)
2. Advertise for and recruit AEDC members (February-April 2017)
3. Schedule first AEDC meeting (May 2017)
4. Work with the Board to initiate preparation of the Economic Development Strategic Plan (June 2017)
5. Complete strategic plan (December 2017)

### **Advisory Committee Review**

The Terms of Reference were reviewed by the Economic Development Advisory Committee meeting on December 8, 2016.

### **Financial Implications**

The funding required to support this initiative has been approved as part of the 2017 Budget.

### **Communications Considerations**

Recruitment for the Board will be advertised in the local media for 4-6 weeks and promoted in association with community partners.

## **Link to Strategic Plan**

The report supports the Strategic Plan goal of *Enabling a Creative, Diverse and Resilient Economy* through its accomplishment in satisfying requirements in the following key objective within this goal statement:

Promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business.

## **Alternative(s) to the Recommendation**

1. Direct staff to revise the AEDC Terms of Reference.

## **Conclusions**

On September 27, 2016, Council approved a motion directing staff to prepare an evaluation of the prominent economic development models currently in use in Ontario. Staff completed an analysis and identified three prominent economic development models in Ontario recommended that the Town implement a Hybrid model to deliver economic development services in Aurora. This model included the establishment of an Economic Development Board to guide economic development activities.

Council approved the proposed economic development model and related funding as part of the 2017 Budget. As a result, staff have prepared a draft Terms of Reference for the proposed Economic Development Board and have begun to actively advance operational, structural and recruitment activities to ensure that there is adequate resourcing to support the board. Staff are seeking Council endorsement of the attached AEDC Terms of Reference prior to initiating the establishment of the Board and member recruitment.

## **Attachments**

Attachment No. 1 – Aurora Economic Development Corporation – Terms of Reference  
Attachment No. 2 – Aurora Economic Development Corporation Board – Skills Matrix

## **Previous Reports**

CAO16-006 dated November 15, 2016



February 7, 2017

Page 7 of 7

Report No. CAO17-001

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**Pre-submission Review**

Agenda Management Meeting review on January 19, 2017

**Departmental Approval/Approved for Agenda**



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**Doug Nadorozny  
Chief Administrative Officer**

## **Attachment No. 1**

### **Aurora Economic Development Corporation Terms of Reference**

#### **Role**

The Aurora Economic Development Corporation (“AEDC”) is a non-share, not-for-profit, corporation, incorporated under the *Business Corporations Act* and *Municipal Act, 2001*. On behalf of the Council of the Town of Aurora, the AEDC provides strategic leadership and coordination of community economic development. The AEDC works with partners (provincial, regional and federal governments, community agencies, educational institutions and local businesses) to strengthen and diversify existing business, attract new business and investment, and coordinate strategic economic development initiatives within the community.

#### **Responsibilities**

The AEDC provides a critical advisory role in promoting economic growth and diversification in the Town of Aurora. Economic development goals should seek to build on local strengths, mitigate existing weaknesses, convey the desired outcomes of the strategic planning process and speak directly to the aspirations of the community.

The AEDC is responsible for working with community stakeholders to develop and maintain an Economic Development Strategy for the Town of Aurora to guide economic development activities and investment over the short, medium and long term. This Strategy will be updated and approved by Council every 5 years.

In addition to the preparation of an Economic Development Strategy, the AEDC Board of Directors will also be responsible for reviewing the Economic Development Operational Plan that will be presented to the Board and approved by Council on an annual basis.

#### **Goals and Objectives**

The goal of the Board of Directors is to strengthen economic development and quality of life within Aurora by:

- supporting the expansion of current businesses;
- advising on Downtown Revitalization Activities;

- supporting cultural activities that offer opportunities for economic development;
- attracting, brokering and facilitating new business development; and,
- encouraging continued economic diversification.

This is accomplished through the following objectives:

- making recommendations that assist in the expansion of current businesses and the development of new businesses;
- making recommendations to Council on funding and grants to advance downtown revitalization objectives, cultural services and other strategic economic development initiatives and projects;
- promoting public/private partnerships opportunities that advance economic development interests;
- recommending programs to Council that actively promote Aurora as a centre for advanced manufacturing, information technology and telecommunications, environmental technology, medical and related technologies, finance, insurance, real estate and leasing; and,
- recommending programs that actively promoting Aurora as York Region's centre for education and training, business services, health services and government services.

Economic Development staff at the Town of Aurora serve as support to the Board of Directors at the Aurora Community Development Corporation.

## **Composition**

The Board of Directors is composed of:

- Up to 8 local residents or business owners that serve three-year terms and represent the various economic and geographic sectors of our community. Preference will be given to

Aurora Chamber of Commerce members that meet both the skills and eligibility requirements.

- 3 members of Council (Two Town Councillors and the Mayor of the Town of Aurora).
- CAO, Town of Aurora (ex-officio)
- Manager, Long Range and Strategic Planning (non-voting)

**Eligibility**

Members of the Board of Directors must be a Town of Aurora resident or employed with a business within the Town of Aurora.

**Term**

The Board shall be appointed for a three year term, with the option of a further three year term. For the initial Board, members will be appointed on staggered terms to ensure Board continuity. Council members will be appointed for terms concurrent with their term of Council.

**Remuneration**

None.

**Chairperson of Meeting**

The Board will appoint a local resident or business owner member as non-executive Chairperson and Vice-Chairperson. In the event that the Chairperson is absent, the Vice-Chairperson will assume the responsibilities of the Chair.

**General Operating Procedures** The Board will be subject to the requirements of the Town's Procedural By-law (By-law # 5920-16).

**Recruitment**

Private members should be primarily influential business leaders that play a significant role in the community. The Chamber of Commerce will be encouraged to nominate board members to promote a

strong connection to the Chamber. Membership should include representation from large and small businesses, public and private sectors, private/public education, non-profit and accommodation / tourism providers. Previous membership on a governance board is an asset. A more detailed skills matrix is outlined in Attachment No. 2.

Council members will be appointed by Council.

### **Confidentiality**

AEDC will protect the confidentiality of its clients and business activities. AEDC respects the confidentiality of proprietary information and intellectual property and will not disclose information, directly or indirectly, except as required by law. AEDC Board members are obligated to maintain strident client & corporate confidentiality, protect client & corporate proprietary information and respect client & corporate intellectual property.





**Town of Aurora  
General Committee Report**

**No. FS17-001**

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**Subject:** Fire Station 4-5 Project Funding – Aurora Share

**Prepared by:** Dan Elliott, Director Financial Services

**Department:** Financial Services

**Date:** February 7, 2017

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### **Recommendation**

- 1. That Report No. FS17-001 be received; and**
- 2. That the design phase and construction phase of the Fire Station 4-5 capital project #21006 be funded as set out in Report No. FS17-001; and**
- 3. That a budget of \$520,000 be approved and funded for the location and design phases of the project as set out in Report No. FS17-001.**

### **Executive Summary**

Joint Council Committee (JCC) overseeing Central York Fire Services is recommending to Council the approval to proceed with the detailed design of a new Fire Services administrative headquarters, firehall, and training centre (collectively (Fire Station 4-5)).

- JCC has received and approved concept block plan and is proceeding to detailed design phase.
- JCC is anticipating a 2019 opening for the new station
- Project will be jointly funded in proportion with Town of Newmarket
  - Aurora's share is 40.4%
- As the site is located in Aurora, Aurora is the lead party responsible for the design and construction of the facility.
- This report supplements the project outline report recently presented to JCC, outlining the financing sources for the project for Aurora.

## **Background**

In a recently updated Fire Master Plan, jointly approved by the Councils of Aurora and Newmarket, construction of a new facility which would house the Central York Fire Services (CYFS) administration, training division, and an operations fire hall was recommended. A site was secured, in joint, pro-rata ownership earlier in 2016, located in Aurora at the northwest corner of Earl Stewart Drive and Isaacson Crescent at a total cost of \$3,656,031.

## **Analysis**

### **JCC has received information regarding a concept block design of the site and preliminary construction project estimate.**

An architect was previously secured for a block plan design of the site, and the development of a preliminary project budget estimate. The project estimate is \$11,000,000 as detailed to JCC at its November 29, 2016 meeting in report CYFS-2016-02.

### **The project funding will be shared with Newmarket**

In the same manner as the purchase of the lands, the design and construction of this project is recommended to be funded pro-rata between the two municipalities. Both municipalities will contribute based on the allocation formula percentage established for the year in which it's budgeted which when blended result in a rate of 59.6% Newmarket; 40.4% Aurora. Each municipality is responsible for identifying and approving funding sources for their respective share of the project.

### **The new facility was anticipated in past and current development charge programs, and will continue into future studies.**

It is normal that construction of fire halls be covered substantially by Development Charges; however, an element of replacement funding is required as the existing training facility located in Newmarket is being replaced within this project. This replacement component is to be funded from the CYFS Asset Replacement Reserve Fund, which over the years has been developed with joint funding from the two municipalities.

Due to timing, not all DC's for this fire project are currently on hand. Internal or external debt will be required until future collections of Fire DC's are made.



The project budget can be grouped as follows:

Location Phase: Previously approved concept plan and budget estimate development	\$25,000
Design Phase: Detailed Design Contract currently recommended	495,000
Construction and Project Management Phase	<u>10,480,000</u>
<b>Total Budget</b>	<b>\$11,000,000</b>

Funding requirements for the Aurora driven project is as follows:

Funding Source	Amount	Percentage of Total
Replacement component funded by CYFS replacement reserve fund (ARF)	2,072,800	18.84%
Aurora Share funded by Fire DC (40.4%)	3,606,600	32.79%
Newmarket Share (funding determined by Newmarket)	<u>5,320,600</u>	<u>48.37%</u>
<b>Total Budget</b>	<b>\$11,000,000</b>	<b>100.00%</b>

**Current phases of the project require funding allocation.**

JCC previously approved \$25,000 for location consulting and concept plan and project budget development. At its most recent meeting, JCC approved a further \$495,000 funding for detailed architectural design work. No funding sources or allocation was identified in these reports. Using the allocation percentages above, funding sources for this combined \$520,000 is identified as follows:

Funding source	% of total Project Funding	Amount
CYFS Asset Replacement Reserve Fund	18.84%	98,000
Aurora Fire DC	32.79%	170,500
Recovery from Newmarket	48.37%	251,500
	100.00%	\$520,000

## **Advisory Committee Review**

The Joint Council Committee overseeing Central York Fire Services has reviewed and recommended for approval proceeding to detailed design of the new fire administration, training and suppression facility. How the two municipalities fund their respective shares is not the domain of the JCC. This report has been reviewed by the Fire Chief, and the Treasurer for Newmarket.

## **Financial Implications**

Aurora's share to be financed with Development Charges

Aurora's share of the funding as noted above is \$3,606,600, to be funded from Development Charges – Fire Services component. In addition to the construction, the Fire Services DC will also be required to fund Aurora's share of the new fire apparatus and bunker gear for the new crew to be located at this hall for a combined estimate of an additional \$300,000. Total requirement for Fire DC for this facility for Aurora is \$3,906,600.

Development Charges on hand insufficient for project

Following the purchase of the land, the Town's fire DC balance is \$505,700 as at October 31, 2016. If all funding was required for this project immediately, the DC reserve would be overdrawn in the amount of \$3,400,900. Fire DC's amount to \$590 per single/semi residential unit today, and accordingly, amounts to approximately 6,000 units. Accordingly it will take more than ten years of future development to fully pay for this new facility.

This long term funding approach is consistent with the requirements of the Development Charges Act; our DC background study shows significant benefits of this new facility are expected to accrue to future construction beyond the current planning horizon.

Shortfall to be financed internally

Fire DC's are typically expended in infrequent bursts for the construction of new fire halls such as the one at hand. Fire DC's have been collected in the past towards this project and were substantially used to purchase the lands. Given the relatively small amount of funding required for Aurora's share, and the transaction costs of debt financing, it is recommended that external debt not be used, but rather internal financing be implemented, similar to that used for the overbuild of the library building. Debt repayments, including interest costs would be fully funded from future development

February 7, 2017

Page 5 of 6

Report No. FS17-001

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charge collections over time. There would be no impact to the tax rate budget from this financing approach.

Newmarket will fund their proportionate share of the project on an as required basis to meet the needed cash flow of the project.

**This report is intended to approve the funding model for the whole of the project**

While the JCC has not yet formally approved the construction of the project, they have directed detailed design to begin based on a preliminary design/build estimate of \$11,000,000. At this time, through the minutes of the JCC, Council of Aurora will approve the funding required for the detailed design phase. By adopting this report, Council is approving the funding approach for the allocation of funds to be used for the whole of the project, including the detailed design phase. The funding commitment for the construction phase is yet to be approved by JCC or either council of Newmarket or Aurora.

**Communications Considerations**

None, a Council Highlight will reference the approval to proceed with detailed design of the facility and its location.

**Link to Strategic Plan**

Outlining the detailed funding model for Aurora's share of the new jointly owned Fire Headquarters contributes to improved transparency and accountability, and demonstrates progressive corporate management and excellence through the financial planning and foresight which is active at Aurora.

**Alternative(s) to the Recommendation**

JCC has approved and is recommending that Aurora and Newmarket move forward with the detailed design and ultimately the construction of a new fire station, complete with spaces for administration, training division, indoor and outdoor training areas and space, as well as a fully operational fire station.

1. Council may approve only the design phase funding rather than full project funding in principle, thereby requiring another separate funding report for Aurora's share of the construction phase of the project.
2. Other

February 7, 2017

Page 6 of 6

Report No. FS17-001

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## **Conclusions**

Proceeding with the detailed design of the new fire headquarters and training facility located in Aurora will be a major step towards meeting the recommendations set out in the recently approved Fire Master Plan Update. The funding will be shared proportionately between Newmarket and Aurora. This report has outlined how the project, and in particular Aurora's share will be funded and financed.

## **Attachments**

None


## **Previous Reports**

CYFS Report 2016-02 regarding Fire Station 4-5 Project Plan to Joint Council Committee meeting held November 29, 2016

## **Pre-submission Review**

Agenda Management Team review on January 19, 2017

## **Departmental Approval**



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**Dan Elliott, CPA, CA  
Director of Financial Services  
- Treasurer**

## **Approved for Agenda**



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**Doug Nadorozny  
Chief Administrative Officer**



**Town of Aurora  
General Committee Report**

**No. IES17-004**

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**Subject:** Approval of Capital Project No. 24006 (Replacement of By-law Services vehicle No. 403)

**Prepared by:** Greg McClenny, Facilities & Fleet Supervisor

**Department:** Infrastructure and Environmental Services

**Date:** February 7, 2017

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## **Recommendation**

- 1. That Report No. IES17-004 be received; and**
- 2. That this report satisfy Council's conditional approval of Capital Project No. 24006; and**
- 3. That staff be authorized to proceed with Capital Project No. 24006, "Replacement of By-law Services vehicle No. 403".**

## **Executive Summary**

This report seeks Council approval to proceed with Capital Project No. 24006 for the replacement of By-law Services vehicle No. 403.

## **Background**

By-law Services vehicle No. 403 has been heavily utilized since its acquisition in 2009. It is in use almost daily, all year long. The type of use is considered severe by automotive standards; severe being defined as repeated, short distance driving, extended periods of idling or low speed operation, extensive use of brakes, more than 50 percent driving in city traffic.

## **Analysis**

### **A significant cost is required to repair the Toyota Tacoma**

The Toyota Tacoma pick-up truck has averaged approximately 32,000 kilometers annually, (223,000 total kilometres) and is now showing signs of excessive wear. The

forecasted repair costs in 2017 will be approximately \$7,600. The 2017 resale value on a vehicle of similar age and mileage is approximately \$8,400. Investigation into a green type vehicle to replace vehicle No. 403 has shown that there currently is nothing available to the Canadian market with specifications that resemble the vehicle that By-law Services requires for their business needs.

### **Advisory Committee Review**

Not applicable.

### **Financial Implications**

Capital Project No. 24006 has been approved pending this report for \$40,000 which is sufficient funding to acquire a replacement vehicle suitable for the current requirements of By-law Services.

### **Communications Considerations**

There is no external communication required.

### **Link to Strategic Plan**

Providing a safe and reliable vehicle for By-law Services supports the Strategic Plan Goal of **Investing in Sustainable Infrastructure** by maintaining infrastructure to support forecasted population growth through technology, waste management, roads, emergency services and accessibility.

### **Alternative(s) to the Recommendation**

1. Option 1: Council may choose to not award this project. The existing vehicle is a depreciating asset which is forecasted to incur a higher than usual amount of repair costs. If Council chooses to not approve this capital project, the existing vehicle will continue to be used, and the Town will likely experience increased maintenance costs and decreased service levels.

February 7, 2017

Page 3 of 3

Report No. IES17-004

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## **Conclusions**

Staff recommends that Capital Project No. 24006 be approved and that the By-law Services vehicle No. 403 be replaced in the amount of \$40,000.

## **Attachments**

None.

## **Previous Reports**

Not applicable.

## **Pre-submission Review**

Agenda Management Meeting review on January 19, 2017

## **Departmental Approval**



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**Ilmar Simanovskis**  
**Director**  
**Infrastructure and Environmental Services**

## **Approved for Agenda**



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**Doug Nadorozny**  
**Chief Administrative Officer**



**Town of Aurora  
General Committee Report**

**No. IES17-005**

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**Subject:** Purchase Order Increase for Roads Salt

**Prepared by:** Philip Galin, Manager Operations

**Department:** Infrastructure and Environmental Services

**Date:** February 7, 2017

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### **Recommendation**

- 1. That Report No. IES17-005 be received; and**
- 2. That Purchase Order No. 78 be extended to Compass Mineral Canada Corp. for the final optional year for the York Co-Op for untreated highway coarse rock salt supply; and**
- 3. That Purchase Order No. 78 to Compass Minerals Canada Corp. be increased by \$200,000 from the amount of \$355,806 to \$555,806, excluding taxes, for the two-year contract term of 2016 and 2017; and**
- 4. That Purchase Order No. 752 to Compass Minerals Canada Corp. be increased by \$40,000 from the amount of \$260,000 to \$300,000, excluding taxes, for the contract term of 2016 for Thawrox.**

### **Executive Summary**

This report seeks council approval to extend PO No. 78 for 2016 and 2017 for untreated highway coarse rock salt supply for the Town's Roads department approved vendor as selected through Tender No. CT-2012-07, for the supply and delivery of bulk highway coarse rock salt completed by the Regional Municipality of York for the York Purchasing Co-operative

- This Tender provides for contracted services from 2013 to 2017 being a total of 3 years with 2 optional years
- The total approved funding is \$260,000 (excluding taxes) per year for 2016 and 2017 for Thawrox only
- PO No. 78 is for coarse rock salt which needs to be extended for 2017



- PO No. 752 for Thawrox requires an increase of \$40,000, from \$260,000 to \$300,000

## **Background**

Tender No. CT-2012-07 for the supply and delivery of highway coarse rock salt was tendered by the Regional Municipality of York for the York Purchasing Co-operative in 2012. This tender provides for contracted services from 2013 to 2017 being a total of 3 years with 2 optional years.

In the fall of 2015 the Town changed to 100 percent Thawrox and found that this was very effective, however the treated salt does tend to clog the equipment. For the winter of 2016/2017 the Town tested a 50/50 mix of treated and untreated salt and the outcome has been extremely successful. Thawrox activates better than untreated salt, and with the mix does perform better with the equipment operation. Staff recommend continuing the mix for 2017.

## **Analysis**

In 2016 the Town spent \$ 296,000 on Thawrox and \$91,000 on road salt, totaling \$387,000 or \$127,000 over the annual budget of \$260,000 (excluding taxes). This was a result of heavy consumption due to significant salting events in early 2016 and December of this year. A total of \$131,000 was spent in December 2016 alone. This compared to \$48,000 in 2015 for October, November and December combined.

## **Advisory Committee Review**

Not applicable.

## **Financial Implications**

The Town has a \$260,000 budget for the program which includes weather forecasting services, radios, route patrol equipment and salt. In 2016 for the entire winter program, \$387,000 was spent to maintain the roads with \$239,000 being spent in Q1/Q2 of 2016. The weather during this past year required more salting operations than plowing operations due to lighter but more frequent snow events. Even with the high salt usage, the overall winter maintenance budget is forecast to be under budget for 2016.

Compared to 2015, there was no need to order salt in December 2015 however in December 2016 \$131,000 was spent to maintain the Town salt reserves.

The financial implications are:

- The requirement to increase the existing Salt PO No. 78 by \$200,000 (from \$355,806 to \$555,806 based on \$100,000 for each year) for the two year contract term of 2016 and 2017
- The requirement to increase the existing Thawrox PO No. 752 by \$40,000 (from \$260,000 to \$300,000) for the 2016 service year.

## **Communications Considerations**

There is no external communication required.

## **Link to Strategic Plan**

Maintaining the Town's facilities supports the Strategic Plan Goal of Investing in Sustainable Infrastructure by maintaining infrastructure to support forecasted population growth through technology, waste management, roads, emergency services and accessibility.

## **Alternative(s) to the Recommendation**

Salt supply is a requirement to maintain service levels for winter maintenance and is used as sparingly as possible to balance safety, service level commitments and environmental protection. There are currently no other viable options for snow and ice management.

## **Conclusions**

Staff recommend continuing with the combined application of road salt and Thawrox.

It is recommended that PO No. 78 be increased by \$100,000 for 2016 and \$100,000 for 2017 for salt supply to a revised value of \$555,806 excluding taxes, and that PO No. 752 be increased by \$40,000 for 2016 for Thawrox supply to a revised value of \$300,000, excluding taxes.

February 7, 2017

Page 4 of 4

Report No. IES17-005

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## **Attachments**

None.

## **Previous Reports**

IES12-049 – Award of Contracts Winter Salt and Sand Supplies

IES15-066 – Supply of Alternative De-icer

## **Pre-submission Review**

Agenda Management Meeting review on January 19, 2017

## **Departmental Approval**

## **Approved for Agenda**



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**Ilmar Simanovskis**  
**Director**  
**Infrastructure and Environmental Services**



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**Doug Nadorozny**  
**Chief Administrative Officer**



**Town of Aurora  
General Committee Report      No. PBS17-002**

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**Subject:**            Application for Zoning By-law Amendment  
                          Worthman & Cwenar  
                          19-21 Machell Avenue  
                          Lot 5, Registered Plan No. 36  
                          File Number: ZBA-2016-11

**Prepared by:**    Glen Letman, Manager of Development Planning

**Department:**   Planning and Building Services

**Date:**             February 7, 2017

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### **Recommendations**

- 1. That Report No. PBS17-002 be received; and**
- 2. That Application to Amend the Zoning By-law File No. ZA-2016-11, Worthman & Cwenar to rezone the subject lands from “Central Commercial (C2) Zone” to “Special Mixed Density Residential (R5-X) Exception Zone be approved; and**
- 3. That the implementing Zoning By-law Amendment be presented at a future Council Meeting for enactment.**

### **Executive Summary**

This report seeks Council’s approval of a proposed Zoning By-law amendment to legalize two (2) existing semi-detached units on the subject lands by rezoning the subject lands from “Central Commercial (C2) Zone” to “Special Mixed Density Residential (R5-X) Exception Zone

- A Public Planning meeting was held and no public comments were presented.
- All department and agency comments have been received and there are no objections to the bylaw amendment application.
- Staff have reviewed the proposal and support the bylaw amendment application.
- There will be no physical change to the residential property and the existing home will remain on the lands.
- The applicant will be required to apply to the Committee of Adjustment to sever the property as proposed by the bylaw amendment application.

## **Background**

The subject Zoning By-law Amendment application was submitted to the Town on November 2, 2016 and a Public Planning Meeting was held on December 15, 2016.

At that meeting Council passed the following resolution:

*“THAT Report No. PBS16-103 be received; and*

*THAT comments presented at the Public Planning Meeting be addressed by Planning & Development Services in a comprehensive report outlining recommendations and options at a future General Committee Meeting.”*

## **Location / Land Use**

The subject lands are located north of Wellington Street East, west of Yonge Street, directly south of 15278 Yonge Street (Carpino Construction Inc.) and are municipally known as 19-21 Machell Avenue (see Figure 1). The subject lands consist of a rectangular parcel that is approximately 808 sqm in area (0.12 acres), and having a frontage of 20.1m on Machell Avenue and a lot depth of 40.2m.

The subject lands are listed on the Aurora Registrar of Properties of Cultural Heritage Value or Interest. The existing building located on the subject lands was constructed circa 1880, designed in an Ontario gothic house style of architecture.

## **Surrounding Land Uses**

The surrounding land uses are as follows:

North: stacked, back-to-back townhouse dwelling units (15278 Yonge Street);  
South: existing residential;  
East: stacked, back-to-back townhouse dwelling units (15278 Yonge Street);  
West: Machell Avenue and existing residential.

## **Policy Context**

### **Provincial Policies**

All Planning Act development applications are subject to provincial policies. The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest. These policies support the development of strong communities through the promotion of efficient land use and development patterns. The Growth Plan for the Greater Golden Horseshoe is a guiding document for growth management within the Greater Golden Horseshoe (GGH) Area to 2041. The Growth Plan provides a framework which guide decisions on how land will be planned, designated, zoned and designed. The Lake Simcoe Protection Plan (LSPP) is a provincial document that provides policies which addresses aquatic life, water

quality, water quantity, shorelines and natural heritage, other threats and activities (including invasive species, climate change and recreational activities) and implementation.

#### York Region Official Plan (YROP)

The subject lands are designated as “Urban Area” within the York Region Official Plan. York Region’s vision for the Urban Area is to strategically focus growth while conserving resources and to create sustainable lively communities. Under the York Region’s Official Plan, one regional urbanization goal is to enhance the Region’s urban structure through city building, intensification and compact, complete communities.

#### Town of Aurora Official Plan

The subject lands are considered to be designated as “Stable Neighbourhoods” by the Town of Aurora Official Plan (Figure 2). The “Stable Neighbourhoods” Designation is intended to protect the area from incompatible forms of development while permitting the area to evolve and be enhanced over time. Permitted uses include ground-related residential uses, existing multiple-unit buildings, secondary suites, communal housing, special needs housing, home occupations, bed and breakfast establishments, elementary schools, places of worship, child care facilities, local convenience/ service retail, office uses, parks and recreation facilities, public uses, and private utilities.

The Official Plan also contains policies to conserve and enhance existing cultural heritage resources where appropriate.

#### Zoning By-law 2213-78, as amended

The subject lands are currently zoned “Central Commercial (C2) Zone” by the Town of Aurora Zoning By-law 2213-78, as amended (Figure 3).

An Amendment to the Zoning By-law is required to re-zone the subject lands to legalize two (2) existing semi-detached units on the subject lands. The applicant is proposing to rezone the subject lands from “Central Commercial (C2) Zone” to “Special Mixed Density Residential (R5) Zone” as illustrated on Figure 4.

## **Proposed Application**

### Proposed Zoning By-law Amendment

As shown in Figure 4, the Applicant proposes to rezone the subject lands from “Central Commercial (C2) Zone” to “Special Mixed Density Residential (R5) Zone”. The Owner has submitted a draft Zoning By-law which is currently under review by staff. The following is a table to compare the difference between the current C2 zoning requirements as they apply to the lands and the proposed R5 Exception Zone.

	<b>Parent C2 Zone Requirement</b>	<b>Proposed R5 Exception Zone</b>
Permitted Uses	<ul style="list-style-type: none"> <li>- Banks or other financial establishments</li> <li>- Business or professional offices</li> <li>- Commercial schools</li> <li>- Commercial Clubs</li> <li>- Clinics</li> <li>- Dry Cleaning Establishments</li> <li>- Dwelling units above the first storey</li> <li>- Funeral parlours</li> <li>- Institutional uses, including churches, libraries, government offices, post office</li> <li>- Hotels or motels</li> <li>- Places of Entertainment</li> <li>- Restaurants</li> <li>- Retail Stores</li> <li>- Service shops, light</li> <li>- Service shops, personal</li> <li>- Studios</li> <li>- Supermarkets</li> </ul>	-one semi-detached dwelling per lot
Lot Area (minimum)	230.0 square metres	650 sqm
Lot Frontage (minimum)	10.0 metres	9.0m per lot
Front Yard (minimum)	-	- Main Building 3.5 m - Garage 6.0 m
Rear Yard (minimum)	7.5 metres	7.5 m
Interior Side Yard (minimum)	-	1.5 m
Floor Area (minimum)	-	-
Lot Coverage (maximum)	-	40.0%
Height (maximum)	5 storeys, provided the 4 <sup>th</sup> and 5 <sup>th</sup> storeys are set back a minimum of 3 metres from the main front and exterior walls of the third storey	11.0 m

Note: Final zoning performance standards will be evaluated by Staff in detail prior to the implementing Zoning By-law Amendment being brought forward to Council for enactment.

February 7, 2017

Page 5 of 9

Report No. PBS17-002

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### Future Consent Application

The Owner intends to file an application for consent for consideration by the Committee of Adjustment in the near future. The Owner seeks to obtain consent approval to divide the subject lands into two parcels of land based on the demising wall of the existing semi-detached dwelling. Figure 5 illustrates that the proposed westerly lot (21 Machell Avenue, Part 2, Lot 5) will have an area of 442.6 square metres. The adjoining easterly lot (19 Machell Avenue, Part 1 Lot 5) will have a lot area of 361.4 square metres.

In order to facilitate the severance, it is necessary to rezone the subject lands from Central Commercial (C2) Zone to Residential Special Mixed Density (R5-X) Exception zone as the existing Central Commercial Zone provisions do not include a semi-detached dwelling as a permitted use.

## **Analysis**

### **Planning Considerations**

**Staff have conducted a detailed review of the proposed Zoning Bylaw Amendment application with respect to the policies of the Official Plan and compatibility to surrounding land uses and staff are able to support the application.**

### Provincial Policy Statement (PPS)

The PPS encourages the development of strong communities through the promotion of efficient land use and development patterns. The proposed rezoning to allow a consent to sever is within an existing urban area which minimizes land consumption and uses the existing servicing infrastructure to provide services to a wider range of residents in the area. The subject lands are in close proximity to a major transit route which promotes alternative modes of transportation. The proposed amendments will encourage and provide opportunities for economic development and community investment. As a result, it is Planning Staff's opinion that the proposed Zoning By-law Amendment is consistent with the PPS.

### Places to Grow Plan for the Greater Golden Horseshoe

Places to Grow promote and encourages new growth in built-up areas of a community through intensification. The application to amend the Zoning By-law is consistent with the Places to Grow Plan by maintaining existing infrastructure within the built up areas and reducing dependence on the automobile through the development of a trans-supportive, pedestrian-friendly urban environment.

### Lake Simcoe Protection Plan (LSPP)

The subject lands are located outside of the Lake Simcoe Region Conservation Authority Regulation Limits. However, the Region has no comments from a water resources point of



February 7, 2017

Page 6 of 9

Report No. PBS17-002

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view and the Town's Development Engineer is satisfied with the proposed storm water management. As such, it is Planning Staff's opinion that the proposed amendments to the Zoning By-law will conform to the Lake Simcoe Protection Plan.

#### York Region Official Plan

The lands are designated "Urban Area" in the YROP. It is York Region's opinion that the proposed Zoning By-law Amendment is in keeping with the policies of the YROP. York Region advises that the proposed rezoning complies with the YROP.

#### Town of Aurora Official Plan

As noted above the subject lands are considered to be designated as "Stable Neighbourhoods" by the Town of Aurora Official Plan (Figure 2). The "Stable Neighbourhoods" Designation is intended to protect the area from incompatible forms of development while permitting the area to evolve and be enhanced over time. Permitted uses include ground-related residential uses. The Official Plan also contains policies to conserve and enhance existing cultural heritage resources where appropriate.

The owner proposes to maintain the existing two dwellings as they currently exist on site. The bylaw amendment would not allow any additional dwelling units. The application is considered to conform to the provisions of the 'Stable Neighbourhoods' policies.

#### Zoning By-law 2213-78, as amended

The subject lands are currently zoned "Central Commercial (C2) Zone" by the Town of Aurora Zoning By-law 2213-78, as amended (Figure 3).

An Amendment to the Zoning By-law is required to re-zone the subject lands to legalize two (2) existing semi-detached units on the subject lands. The applicant is proposing to rezone the subject lands from "Central Commercial (C2) Zone" to "Special Mixed Density Residential (R5) Zone" as illustrated on Figure 4.

There will be virtually no change to the residential land use that has existed on the property for over 100 years. The existing semi-detached dwelling will remain on the lands with the two driveway accesses onto Machell Ave. The approval of the bylaw amendment application will be compatible with the abutting and surrounding residential land uses on Machell Avenue and abutting to the east. The purpose of the application is to bring the lands into Official Plan conformity allowing the semi detached home to be severed into two separate lots by way of a conveyance to be approved by the Committee of Adjustment. A review of the proposed Zoning By-law Amendment application has been undertaken by internal departments and external agencies and staff are able to support the application.

February 7, 2017

Page 7 of 9

Report No. PBS17-002

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#### Department/Agency Comments

The application was circulated to all internal and external agencies including Development Planning Engineer, Heritage Planner, Building Division, York Central Fire Services and the Lake Simcoe Region Conservation Authority for review and comments. There were no comments or concerns with the application.

#### **Public Comments**

Planning Staff have received no comments from residents from the surrounding neighbourhood and general public.

#### **Advisory Committee Review**

There is no physical change proposed to the existing semi-detached dwelling. However should the owner propose any alterations to the building staff will consult with the Heritage Advisory Committee.

#### **Financial Implications**

There are no financial implications to the Bylaw Amendment application. .

#### **Communications Considerations**

On November 24, 2016, a Notice of Complete Application and Notice of Public Planning Meeting respecting the Zoning By-law Amendment application was published in the Auroran and Aurora Banner newspapers. In addition, the notices were given by mail to all addressed property Owners within a minimum of 120 metres (393 feet) of the subject lands. A Notice of the Public Planning meeting sign was also posted on the subject lands. Public Meeting notification has been provided in accordance with the Planning Act.

There are no interested parties requiring notification of Council's consideration of the subject Zoning Bylaw Amendment application.

#### **Link to Strategic Plan**

The proposed Zoning By-law Amendment application supports the Strategic Plan goal of Supporting an exception quality of life for all through its accomplishment in satisfying requirements in the following key objectives within this goal statement:

Strengthening the fabric of our community: Through the proposed Zoning By-law Amendment application on the subject lands, the application will assist in working with the development community to ensure future growth includes housing opportunities for

everyone and work with the development community to meet intensification targets to 2023 as identified in the Town's Official Plan

### **Alternatives to the Recommendation**

1. Direct staff to report back to Council addressing any issues that may be raised at the General Committee Meeting.
2. Refusal of the application with an explanation for the refusal.

### **Conclusions**

Planning and Building Services have reviewed the proposed Zoning By-law Amendment in accordance with the provisions of the Provincial, Regional, the Town's Official Plan, Zoning By-law and municipal development standards respecting the subject lands. The proposed Zoning By-law Amendment is considered to be in compatible with the abutting residential neighbourhood and in keeping with the development standards of the Town. Staff are able to support the approval of the application.

### **Attachments**

- Figure 1- Location Map
- Figure 2- Existing Official Plan Designation
- Figure 3- Existing Zoning By-Law
- Figure 4- Proposed Zoning By-law
- Figure 5- Site plan

### **Previous Reports**

Public Planning Report No. PBS16-103, dated December 15, 2016.

February 7, 2017

Page 9 of 9

Report No. PBS17-002

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**Pre-submission Review**

Reviewed by the Agenda Management Team, January 19, 2017.

**Departmental Approval**

**Approved for Agenda**



**Marco Ramunno, MCIP, RPP  
Director  
Planning and Building Services**



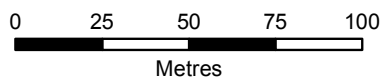
**Doug Nadorozny  
Chief Administrative Officer**



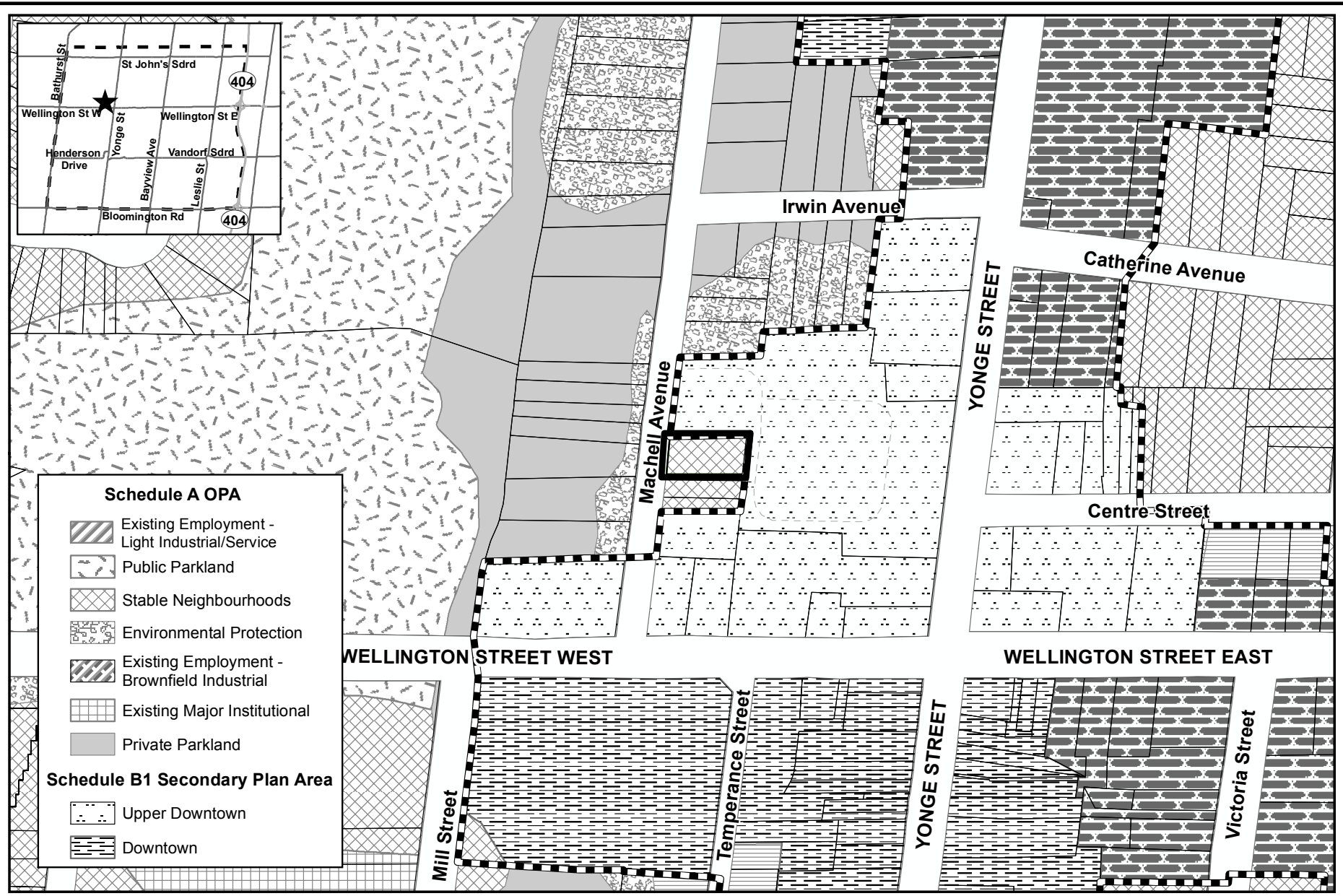
**LOCATION MAP**

APPLICANT: 19-21 Machell Ave (Worthman & Cwenar)  
FILES: ZBA-2016-11  
FIGURE 1

 **SUBJECT LANDS**



Map created by the Town of Aurora Planning and Building Services Department, January 16, 2017. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2016, © First Base Solutions Inc., 2016 Orthophotography.



**Schedule A OPA**

- Existing Employment - Light Industrial/Service
- Public Parkland
- Stable Neighbourhoods
- Environmental Protection
- Existing Employment - Brownfield Industrial
- Existing Major Institutional
- Private Parkland

**Schedule B1 Secondary Plan Area**

- Upper Downtown
- Downtown

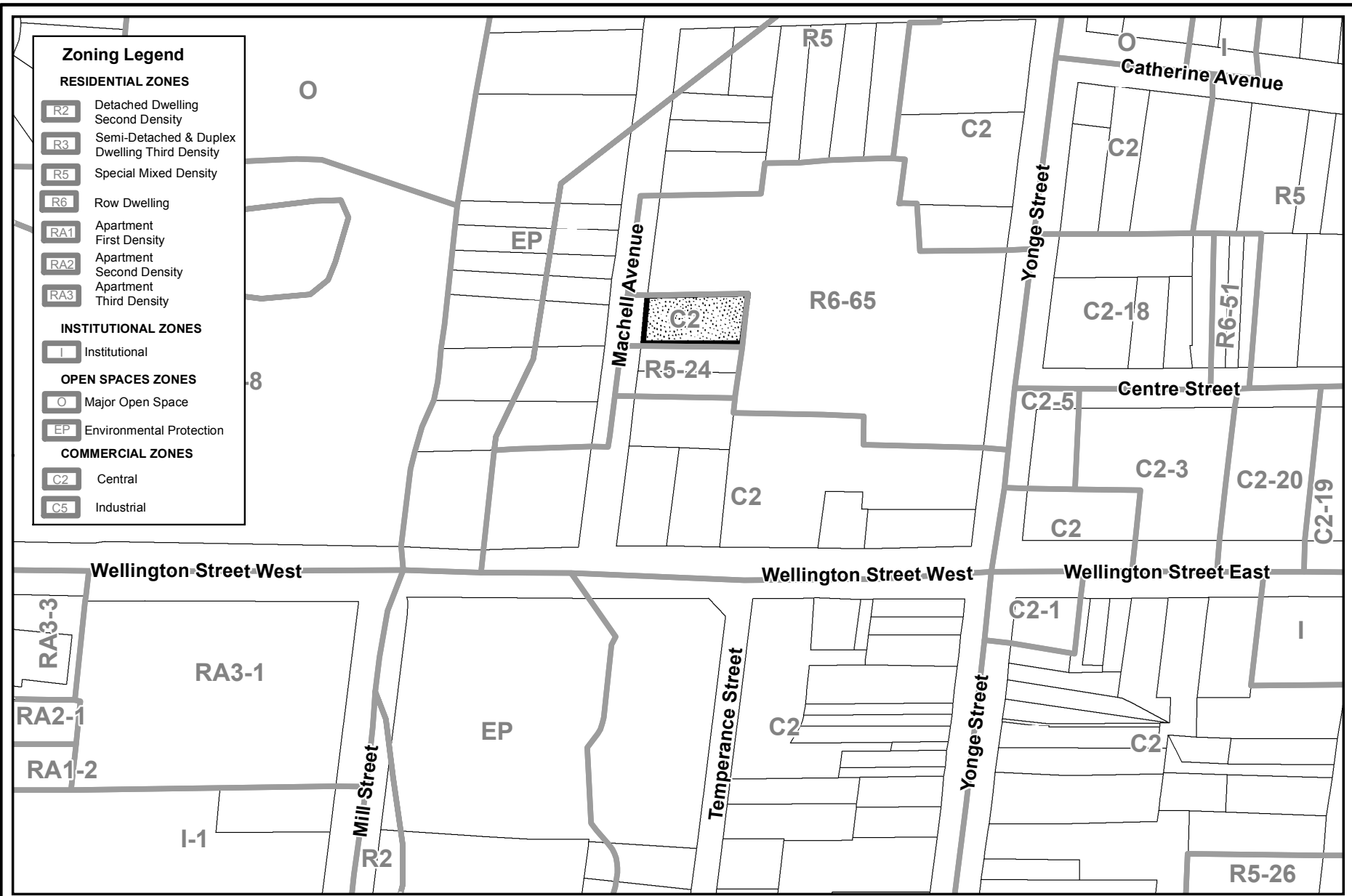
**EXISTING OFFICIAL PLAN DESIGNATION**

APPLICANT: 19-21 Machell Ave (Worthman & Cwenar)  
 FILES: ZBA-2016-11  
 FIGURE 2

- SUBJECT LANDS
- THE AURORA PROMENADE

0 25 50 75 100  
 Metres

Map created by the Town of Aurora Planning and Building Services Department, January 16, 2017. Base data provided by York Region & the Town of Aurora.



**Zoning Legend**

**RESIDENTIAL ZONES**

- R2** Detached Dwelling Second Density
- R3** Semi-Detached & Duplex Dwelling Third Density
- R5** Special Mixed Density
- R6** Row Dwelling
- RA1** Apartment First Density
- RA2** Apartment Second Density
- RA3** Apartment Third Density

**INSTITUTIONAL ZONES**

- I** Institutional

**OPEN SPACES ZONES**

- O** Major Open Space
- EP** Environmental Protection

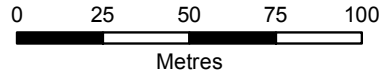
**COMMERCIAL ZONES**

- C2** Central
- C5** Industrial

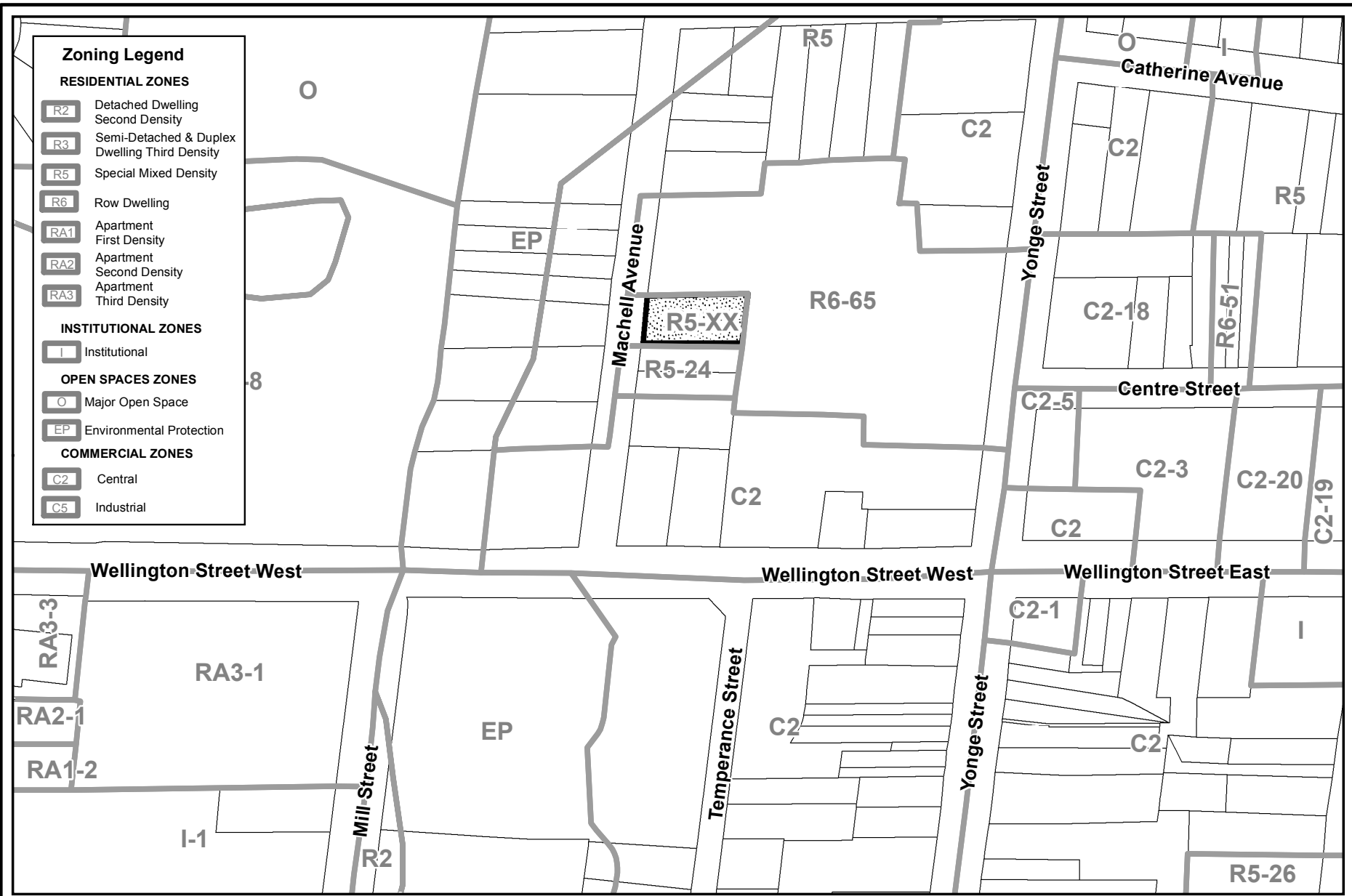
**EXISTING ZONING BY-LAW**

APPLICANT: 19-21 Machell Ave (Worthman & Cwenar)  
 FILES: ZBA-2016-11  
 FIGURE 3

 **SUBJECT LANDS**



Map created by the Town of Aurora Planning and Building Services Department, January 16, 2017. Base data provided by York Region & the Town of Aurora.

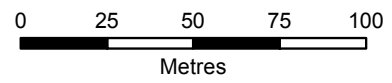


**PROPOSED ZONING BY-LAW**

APPLICANT: 19-21 Machell Ave (Worthman & Cwenar)  
FILES: ZBA-2016-11

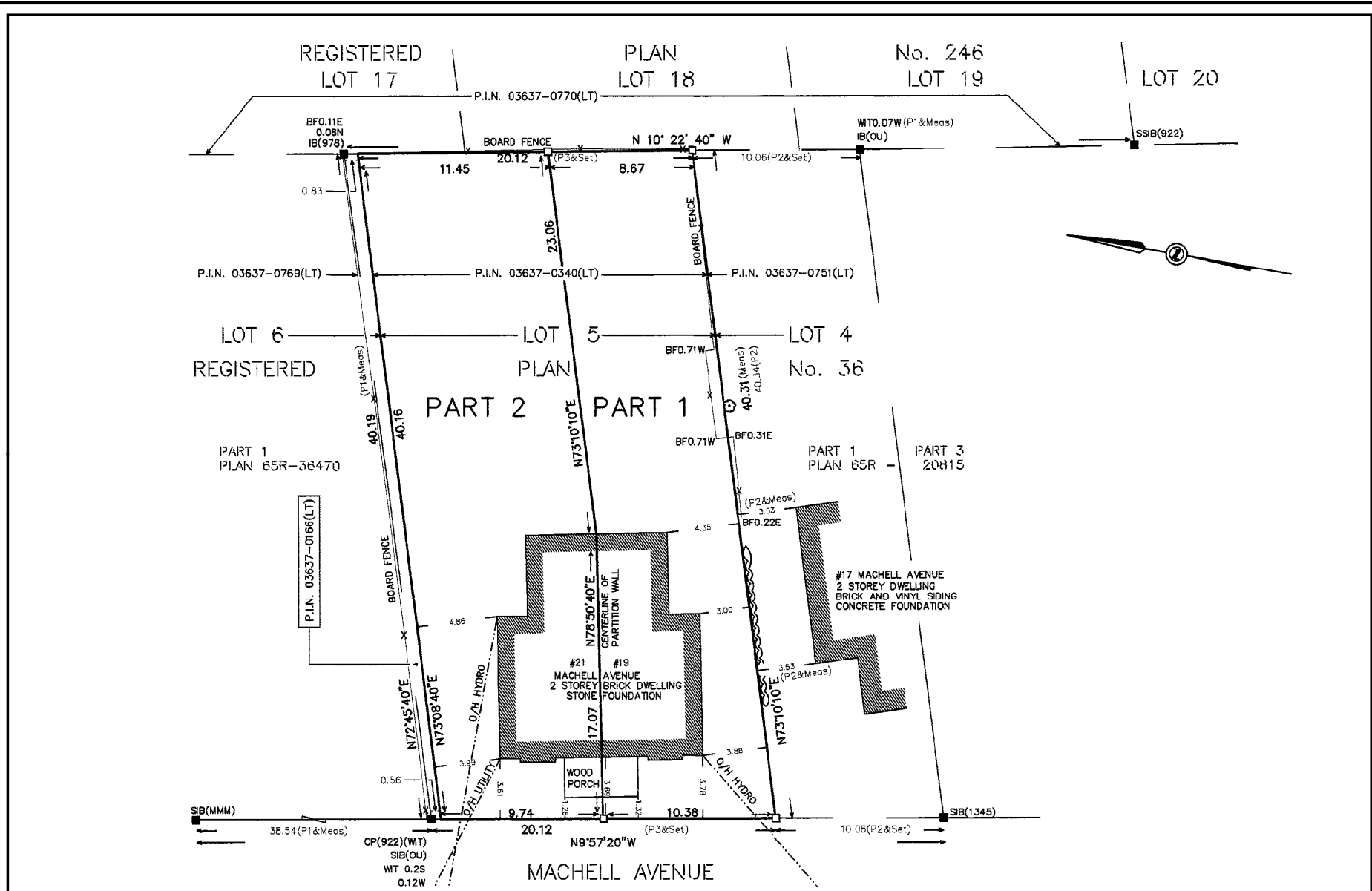
FIGURE 4

 **SUBJECT LANDS**



Map created by the Town of Aurora Planning and Building Services Department, January 16, 2017. Base data provided by York Region & the Town of Aurora.





**SITE PLAN**

APPLICANT: 19-21 Machell Ave (Worthman & Cwenar)  
 FILES: ZBA-2016-11

FIGURE 5



Map created by the Town of Aurora Planning and Building Services Department, January 17, 2017. Drawing provided by Delph & Jenkins North Ltd.



**Town of Aurora  
General Committee Report      No. PBS17-004**

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**Subject:**            Application for Zoning By-law Amendment  
                         Canadian Tire Real Estate Limited  
                         14700 Yonge Street  
                         Part of Lots 76 and 77 Concession 1  
                         File Number: ZBA-2016-05

**Prepared by:**    Marty Rokos, Planner

**Department:**   Planning and Building Services

**Date:**             February 7, 2017

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## **Recommendations**

1. That Report No. PBS17-004 be received; and
  
2. That the Application to Amend the Zoning By-law File Number ZBA-2016-05 (Canadian Tire Real Estate Limited), to amend the site specific C4-15 zoning provisions to allow additional commercial uses be APPROVED;
  
3. THAT the implementing Zoning By-law Amendment be presented at a future Council Meeting.

## **Executive Summary**

This report seeks Council's approval for the application for Zoning By-law Amendment at 14700 Yonge Street. The owner proposes to amend the site specific C4-15 Zoning provisions to allow additional commercial uses on the subject lands.

- The application has been circulated for comment. Comments have been provided to the owner;
- One written public comment has been received in addition to the verbal comments received at the Public Planning Meeting. 12 people registered as interested parties;
- The proposed Zoning By-law Amendment is consistent with Provincial, Regional, and the Town's Official Plan policies; and
- A Site Plan Exemption application will be required for the proposed site changes.

## **Background**

### **Application History**

The application for the Zoning By-law Amendment was heard at the Public Planning Planning Meeting on September 28, 2016. At that meeting, Council received the report and directed the applications to proceed to a future General Committee meeting for consideration.

At that meeting, Council passed the following resolution:

“That Report No. PBS16-070 be received; and

That comments presented at the Public Planning meeting be addressed by Planning and Building Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.”

### **Location / Land Use**

The subject lands, municipally known as 14700 Yonge Street, are located between Henderson Drive and Murray Street (Figure 1). The property has a lot area of 3.06 hectares and a frontage of 156.6 m on Yonge Street. The existing building is a 7,781 m<sup>2</sup> GFA former Canadian Tire store that is now vacant. 350 parking spaces are currently provided.

The subject lands have the following characteristics:

- Former Canadian Tire store;
- The driveway along the northerly property line is shared with the adjacent Winners Plaza and the driveway at the southerly property line is used by the adjacent townhouses on Mosaics Avenue.
- The topography generally slopes down from Yonge Street to the west.

### **Surrounding Land Uses**

The surrounding land uses are as follows:

North: Commercial

South: Residential and commercial

East: Yonge Street, Aurora War Memorial Peace Park and commercial

West: Residential

February 7, 2017

Page 3 of 11

Report No. PBS17-004

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## **Policy Context**

### Provincial Policies

All Planning Act development applications are subject to provincial policies. The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest. These policies support the development of strong communities through the promotion of efficient land use and development patterns. The Growth Plan for the Greater Golden Horseshoe is a guiding document for growth management within the Greater Golden Horseshoe (GGH) Area to 2041. The Growth Plan provides a framework which guide decisions on how land will be planned, designated, zoned and designed. The Lake Simcoe Protection Plan (LSPP) is a provincial document that provides policies which addresses aquatic life, water quality, water quantity, shorelines and natural heritage, other threats and activities (including invasive species, climate change and recreational activities) and implementation.

### York Region Official Plan (YROP)

The subject lands are designated as “Urban Area” within the York Region Official Plan. York Region’s vision for the Urban Area is to strategically focus growth while conserving resources and to create sustainable, lively communities. Under the York Region’s Official Plan, one regional urbanization goal is to enhance the Region’s urban structure through city building, intensification and compact, complete communities.

### Town of Aurora Official Plan – “Promenade General” and “Promenade Focus Area”.

The “Promenade General” designation is intended to promote transformation into a vibrant, pedestrian-oriented area through the introduction of higher densities and high quality mid-rise forms placed close to the street, while providing appropriate transitions to adjacent neighbourhood. Areas within the “Promenade Focus Area” designation share many characteristics with the “Promenade General” designation but present exceptional opportunities afforded by their entryway locations, existing or planned infrastructure, and major community amenities/services. This designation is intended to provide enhanced development potential.

Permitted uses in both designations include multiple unit buildings, townhouses, apartment buildings, communal housing, live-work units, commercial uses including retail stores, restaurants and personal services, tourist accommodation, commercial and/or government offices, research and data processing facilities, child care facilities, institutional uses, cultural, recreational and entertainment uses, conference centres, parking facilities at grade and/or in structure, a variety of parks and urban squares, public uses, and utilities. Prohibited uses include single detached and semi-detached dwelling units and automotive-oriented uses of any kind including, but not limited to sales, service and gas stations.

Zoning By-law 2213-78, as amended

The subject lands are currently zoned “Shopping Centre Commercial (C4-15) Exception Zone” by the Town of Aurora Zoning By-law 2213-78, as amended (Figure 3). The C4-15 Zone permits a retail store selling home products, automotive supply and sports and leisure products within a single building, which may include ancillary uses such as automotive service and repair, garden and nursery sales including seasonal outside storage, food services which are ancillary and accessory to the main permitted uses, and associated warehousing and office space.

Reports and Studies

The Owner submitted documents as part of a complete application to the proposed Zoning By-law Amendment application as identified in staff report PBS16-070.

**Proposed Application**

Proposed Zoning By-law Amendment

As shown in Figure 3, the owner proposes to amend the site specific C4-15 Exception Zone. The Owner proposes to expand the list of permitted commercial uses and exceptions to the parking provisions of the By-law. The Owner has submitted a draft Zoning By-law which is currently under review by staff. The following is a table to compare the difference between the current C4-15 zoning requirements with the proposed zoning requirements.

	<b>Existing C4-15 Exception Zone Requirement</b>	<b>Proposed C4-15 Exception Zone Requirement</b>
Permitted Uses	Retail store selling home products, automotive supply and sports and leisure products	Bake shops special, banks or financial establishments, bowling alleys, business and professional offices, clinics, drug stores, dry cleaning establishments, libraries, post offices and government administrative offices, laundries, medical and dental laboratories, places of entertainment, personal service shops, private and commercial clubs, restaurants, retail stores, supermarkets, 1 apartment suite for a caretaker*
Lot Area (minimum)	28,000.0 m <sup>2</sup>	28,000.0 m <sup>2</sup>
Lot Frontage (minimum)	130.0 m	130.0 m

	<b>Existing C4-15 Exception Zone Requirement</b>	<b>Proposed C4-15 Exception Zone Requirement</b>
Front Yard (minimum)	110.0 m for main building 12.0 m for other buildings	110.0 m for main building 6.0 m for other buildings
Rear Yard (minimum)	6.0 m	6.0 m
Side Yard (minimum)		
South:	17.0 m	17.0 m
North:	8.5 m	8.5 m
Floor Area (maximum)	8,200.0 m <sup>2</sup>	8,200.0 m <sup>2</sup>
Lot Coverage (maximum)	35%	35%
Height (maximum)	10.0 m	10.0 m
Parking (minimum)	<ul style="list-style-type: none"> <li>• 6 spaces/100 m<sup>2</sup> of retail and/or accessory food storage</li> <li>• 1 space/90 m<sup>2</sup> of warehouse use</li> <li>• 3.3 spaces/90 m<sup>2</sup> of office use</li> <li>• 6 spaces/100 m<sup>2</sup> of service centre use</li> </ul>	4.5 spaces/100 m <sup>2</sup> of GFA*
Stacking lane for drive-through facilities	n/a	Minimum 10 spaces*
Permitted Encroachments (maximum)	Fire access stairs and landings: 1.2 m into required westerly yard setback	Fire access stairs and landings: 1.2 m into required westerly yard setback Patio: 2.0 m into required side yard setback*
Outside Storage	Only as an accessory use to garden and nursery sales, maximum 1,700 m <sup>2</sup> in accordance with approved site plan	Temporary seasonal storage only as an accessory to retail use on site*

Note: The proposed bylaw exceptions are highlighted and labelled with an asterisk “\*”.  
Final zoning performance standards will be evaluated by Staff in detail prior to the implementing Zoning By-law Amendment being brought forward to Council for enactment.

### Conceptual Site Plan

As illustrated on Figure 4, the conceptual site plan is mostly unchanged from the current site layout, the difference being the two (2) new loading docks proposed at the south end of the building and conceptual future drive-through restaurant at the northeast corner of the site. A site plan for the restaurant will be submitted at a later date. The existing building is proposed to be divided into three (3) commercial units. The following is a summary of the conceptual commercial development:

	<b>Proposed Use</b>	<b>GFA</b>
Existing Building	Commercial units (former Canadian Tire)	7,781 m <sup>2</sup>
Proposed addition	Loading docks	119 m <sup>2</sup>
Proposed new building	Restaurant with drive-through	167 m <sup>2</sup>

## **Analysis**

### **Planning Considerations**

Provincial Policy Statement (PPS)

**It is Planning Staff’s opinion that the proposed Zoning By-law Amendment application is consistent with the PPS.**

The PPS encourages the development of strong communities through the promotion of efficient land use and development patterns. The proposed rezoning is on an existing commercial property, which minimizes land consumption and uses the existing servicing infrastructure to provide services to a wider range of residents in the area. The proposed development is located along a major transit route which promotes alternative modes of transportation. The proposed amendment will encourage and provide opportunities for economic development and community investment. As a result, it is Planning Staff’s opinion that the proposed Zoning By-law Amendment application is consistent with the PPS.

February 7, 2017

Page 7 of 11

Report No. PBS17-004

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Places to Grow Plan for the Greater Golden Horseshoe

**The proposed Zoning By-law Amendment application is consistent with the Places to Grow Growth Plan.**

Places to Grow promotes and encourages new growth in built-up areas of a community through intensification. The application to amend the Zoning By-law is consistent with the Places to Grow Plan by directing new growth to the built up area along a major transit corridor. As such, it is Planning Staff's opinion that the proposed Zoning By-law Amendment application is consistent with the Places to Growth Growth Plan.

Lake Simcoe Protection Plan (LSPP)

**It is Planning Staff's opinion that the proposed Zoning By-law Amendment application conforms to the LSPP.**

The subject lands are located within the Lake Simcoe watershed and are subject to the applicable policies of the Lake Simcoe Protection Plan. The Lake Simcoe Conservation Authority reviewed the proposed applications with no further comments. As such, it is Planning Staff's opinion that the proposed Zoning By-law Amendment application will conform to the Lake Simcoe Protection Plan.

York Region Official Plan

**It is Planning Staff's opinion that the proposed Zoning By-law Amendment application conforms to the YROP.**

The lands are designated "Urban Area" in the YROP. It is York Region's opinion that the proposed Zoning By-law Amendment is in keeping with the policies of the YROP. York Region has no objection to the application.

Town of Aurora Official Plan

**It is Planning Staff's opinion that the proposed Zoning By-law Amendment application conforms to the Official Plan.**

As noted earlier, the "Promenade General" and "Promenade Focus Area" designations permit a wide variety of commercial and institutional uses. The proposed permitted uses fall within the range of permitted uses in the Official Plan. The proposed additional loading bays will be evaluated by staff through a Site Plan Exemption. A restaurant with a drive-through has been shown conceptually on the site plan (see Figure 4), to be developed at a later date. A site plan application will be required at that time, which will be evaluated for conformity to the development policies of the "Promenade Focus Area" designation.

Planning Staff are of the opinion that the proposed Zoning By-law Amendment conforms to the land use and development policies of the Official Plan and is compatible with the surrounding land uses.



February 7, 2017

Page 8 of 11

Report No. PBS17-004

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Zoning By-law 2213-78, as amended

Planning staff have evaluated the Zoning By-law amendment in the context of the Official Plan. The proposed uses comply with the policies of the “Promenade General” and “Promenade Focus Area” designations in the Official Plan. The proposed parking rate of 4.5 spaces/100 m<sup>2</sup> GFA is consistent with the existing rate for shopping centres and the policies of the Official Plan. As a result, Planning staff are of the opinion that the proposed rezoning is appropriate and consistent with the development standards of the Town and compatible with adjacent and neighbouring development.

### **Department / Agency Comments**

The proposed application was circulated to internal departments and external agencies for review and comments. In general, all circulated agencies are satisfied with the Zoning By-law Amendment application and have no further comments at this time. Any technical comments related to the revised site plan can be addressed through the Site Plan Exemption application.

### **Public Comments**

Planning Staff have received comments from the public circulation. At the time of writing this report, residents from the surrounding neighbourhood of the subject site provided written and verbal comments expressing their concerns and questions regarding the proposed planning application, summarized as the following issues:

- Hours of operation of businesses;
- Noise;
- Type of clientele attracted by potential bars, adult entertainment shops, tattoo parlours, and vehicle repair shops;
- Litter;
- Responsibility for maintenance of the site;
- Snow removal and grounds keeping;
- Traffic and parking;
- Three party agreement between the owners of the three original parcels of the Sterling Drugs property;
- Soil contamination; and
- Potential for the development of high rise buildings.

Response to Public Comments

#### *Hours of operation*

The Official Plan and Zoning By-law do not regulate hours of operation for businesses.

February 7, 2017

Page 9 of 11

Report No. PBS17-004

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*Noise*

Concerns about noise from a potential outdoor patio were raised as well as from traffic, nighttime deliveries, garbage pickup, and drive-throughs. The future drive-through is proposed near Yonge Street, away from nearby residences. Noise from patios, drive-throughs, deliveries, and garbage pickup is regulated by the Town of Aurora Noise By-law.

*Type of clientele attracted by potential bars, adult entertainment parlours, tattoo parlours, and vehicle repair shops*

The policies of the Official Plan prohibit vehicle related uses such as vehicle sales and vehicle repair shops. The owner proposes to remove the vehicle related uses from the existing zoning on the property. The owner has not proposed to permit adult entertainment parlours. A tattoo parlour is considered a personal service shop and would be permitted by the proposed by-law.

*Litter*

Litter is regulated by the Town of Aurora Property Standards By-law.

*Responsibility for maintenance of the site*

Maintenance of the site is the responsibility of the property owner.

*Snow removal and grounds keeping*

The Town of Aurora Property Standards By-law requires the site to be kept in good condition. Snow removal and grounds keeping are the responsibility of the property owner.

*Traffic and parking*

The original site plan for Canadian Tire, approved in 1996, was reviewed from the perspective of traffic and parking and subsequently approved. The current application was reviewed by the Town's traffic analyst, who has no concerns with traffic or the layout of the proposed loading bays. The function of the intersection of Murray Drive and Mosaics Avenue will not be impacted by the subject Zoning By-law Amendment application.

*Three party agreement between the owners of the three original parcels of the Sterling Drugs property*

The three party agreement that is registered on title is a private agreement that is not regulated by the Town. A rezoning application or a sale of the land to another owner would have no effect on an agreement registered on title.

February 7, 2017

Page 10 of 11

Report No. PBS17-004

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### *Soil contamination*

A Record of Site Condition is required in development applications where the land is being converted to a more sensitive use. The current application does not propose a more sensitive use. As such a Record of Site Condition is not required. Construction practices are regulated by the building permit process. Any soil removal from the site will be required to follow engineering and construction best practices.

### *Potential for the development of high-rise buildings*

The “Promenade General” and “Promenade Focus Area” designations in the Official Plan envision the future development of mid-rise building forms placed close to the street while providing appropriate transitions to adjacent neighbourhoods. The owner is not proposing mid-rise or high-rise buildings at this time. Any potential future development application will be evaluated for conformity with Official Plan policies.

## **Advisory Committee Review**

No Communication Required.

## **Financial Implications**

There are no financial implications.

## **Communications Considerations**

On July 14, 2016, a Notice of Complete Application was published in the Aurora Banner and Auroran newspapers. On September 8, 2016, a Notice of Public Planning Meeting was published in both newspapers and given by mail to all addressed property owners within a minimum of 120 metres of the subject lands. A Notice of Public Planning Meeting sign was also posted on the subject lands fronting Yonge Street. Public notification has been provided in accordance with the *Planning Act*.

All interested parties were notified that the Zoning By-law Amendment application would be heard at the February 7, 2017 General Committee Meeting.

## **Link to Strategic Plan**

Promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business: By rezoning the subject lands to permit additional commercial uses, this will help *Develop plans to attract businesses that provide employment opportunities for our residents.*

### **Alternatives to the Recommendation**

1. Direct staff to report back to another General Committee Meeting addressing any issues that may be raised at the General Committee Meeting.
2. Refusal of the application with an explanation for the refusal.

### **Conclusions**

Planning and Building Services have reviewed the proposed Zoning By-law Amendment application in accordance with the provisions of the Provincial and Regional policies, the Town's Official Plan, Zoning By-law and municipal development standards respecting the subject lands. The proposed Zoning By-law Amendment application is considered to be in keeping with the development standards of the Town. Any technical revisions to the proposed plans will be reviewed by Town Staff prior to the passing of the by-law. Staff recommend approval of Zoning By-law Amendment application ZBA-2016-05.

### **Attachments**

- Figure 1 – Location Map
- Figure 2 – Official Plan Map
- Figure 3 – Zoning By-Law
- Figure 4 – Conceptual Site Plan

### **Previous Reports**

Public Planning Report No. PDS16-070, dated September 28, 2016.

### **Pre-submission Review**

Agenda Management Team Meeting review on January 5, 2017.

### **Departmental Approval**

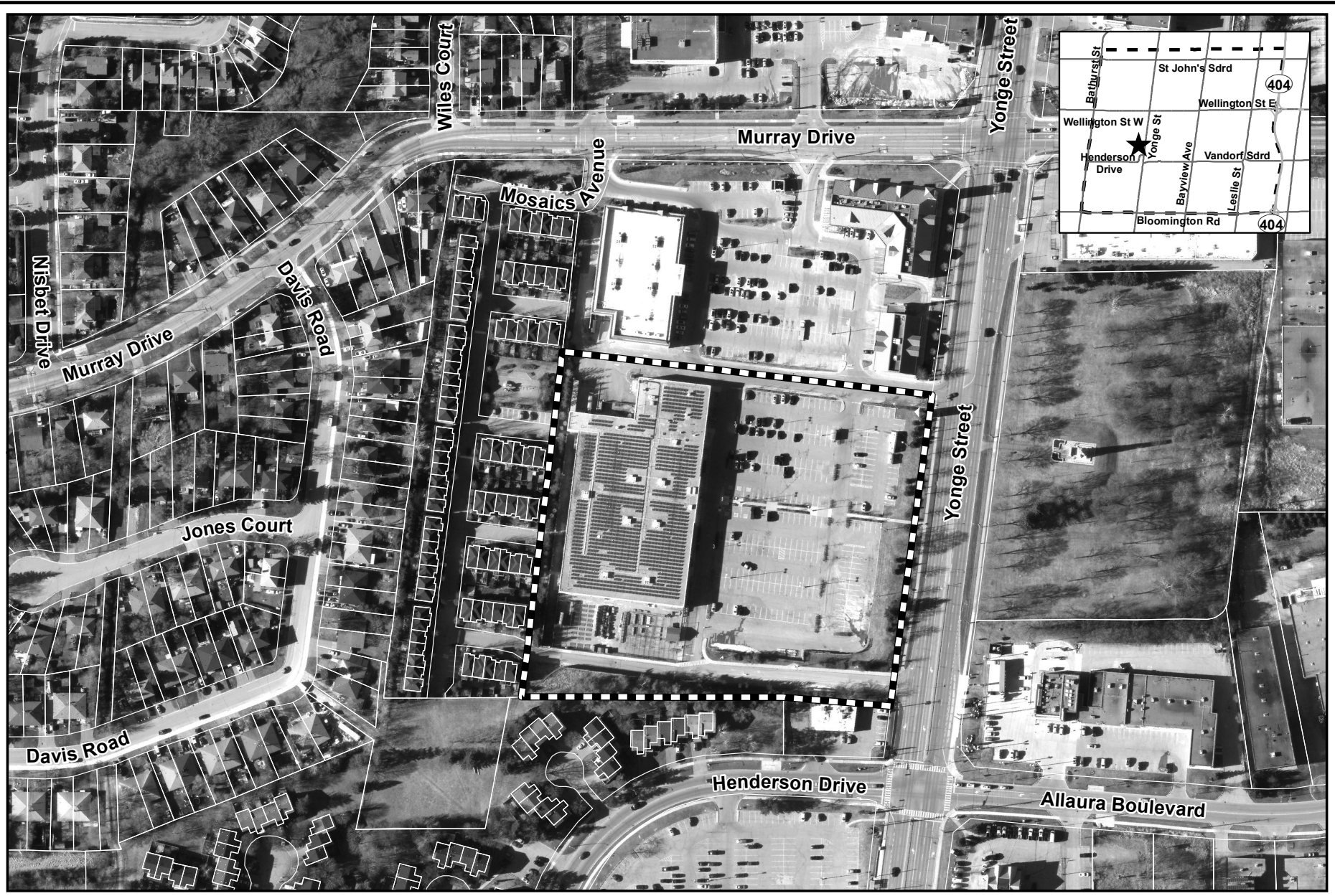


**Marco Ramunno, MCIP, RPP  
Director  
Planning and Building Services**

### **Approved for Agenda**



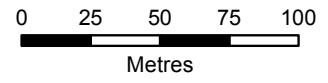
**Doug Nadorozny  
Chief Administrative Officer**



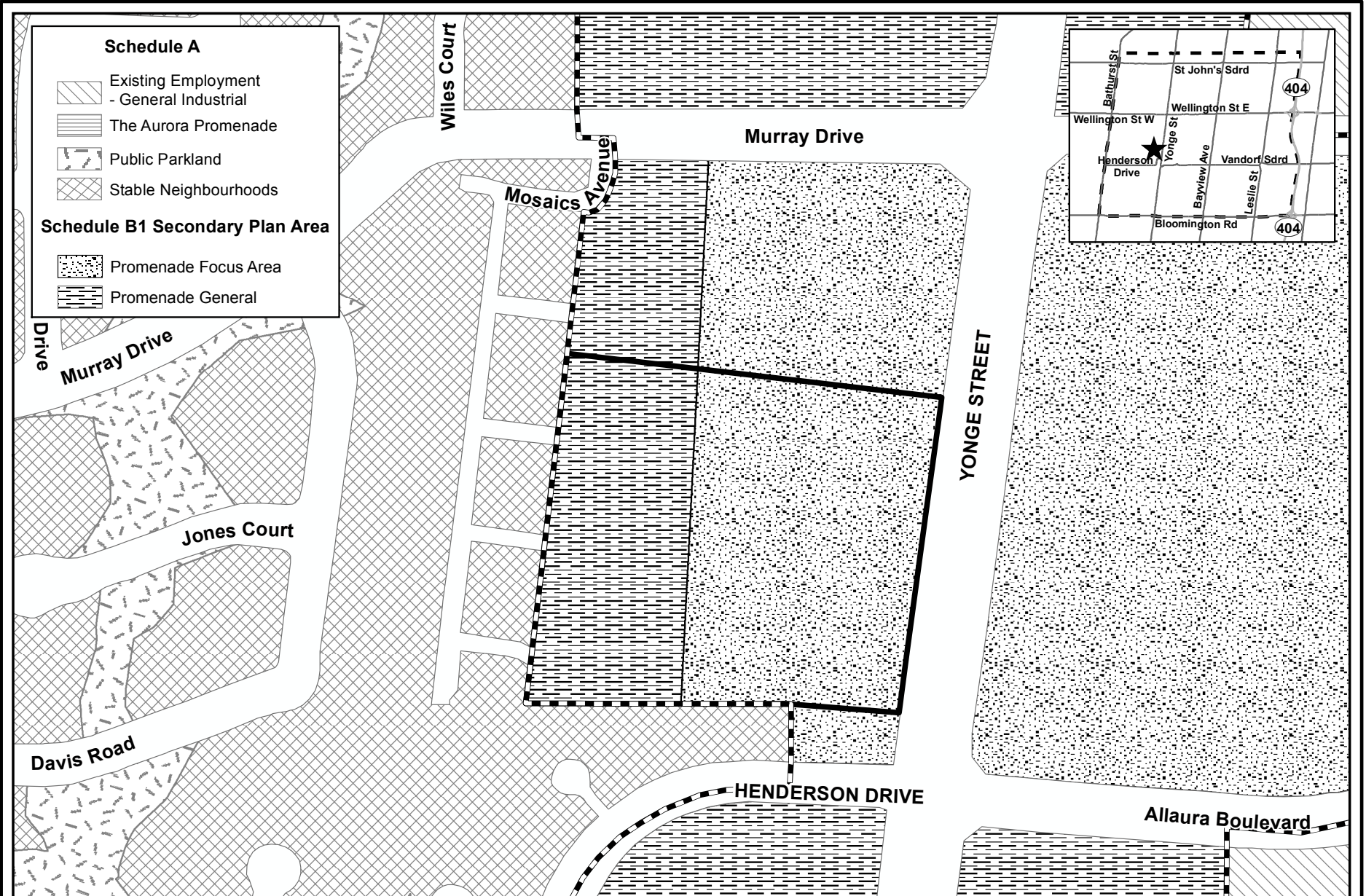
**LOCATION MAP**

APPLICANT: 14700 Yonge Street  
FILES: ZBA-2016-05  
FIGURE 1

 **SUBJECT LANDS**



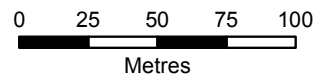
*Map created by the Town of Aurora Planning and Building Services Department, December 9, 2016. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2016, © First Base Solutions Inc., 2016 Orthophotography.*



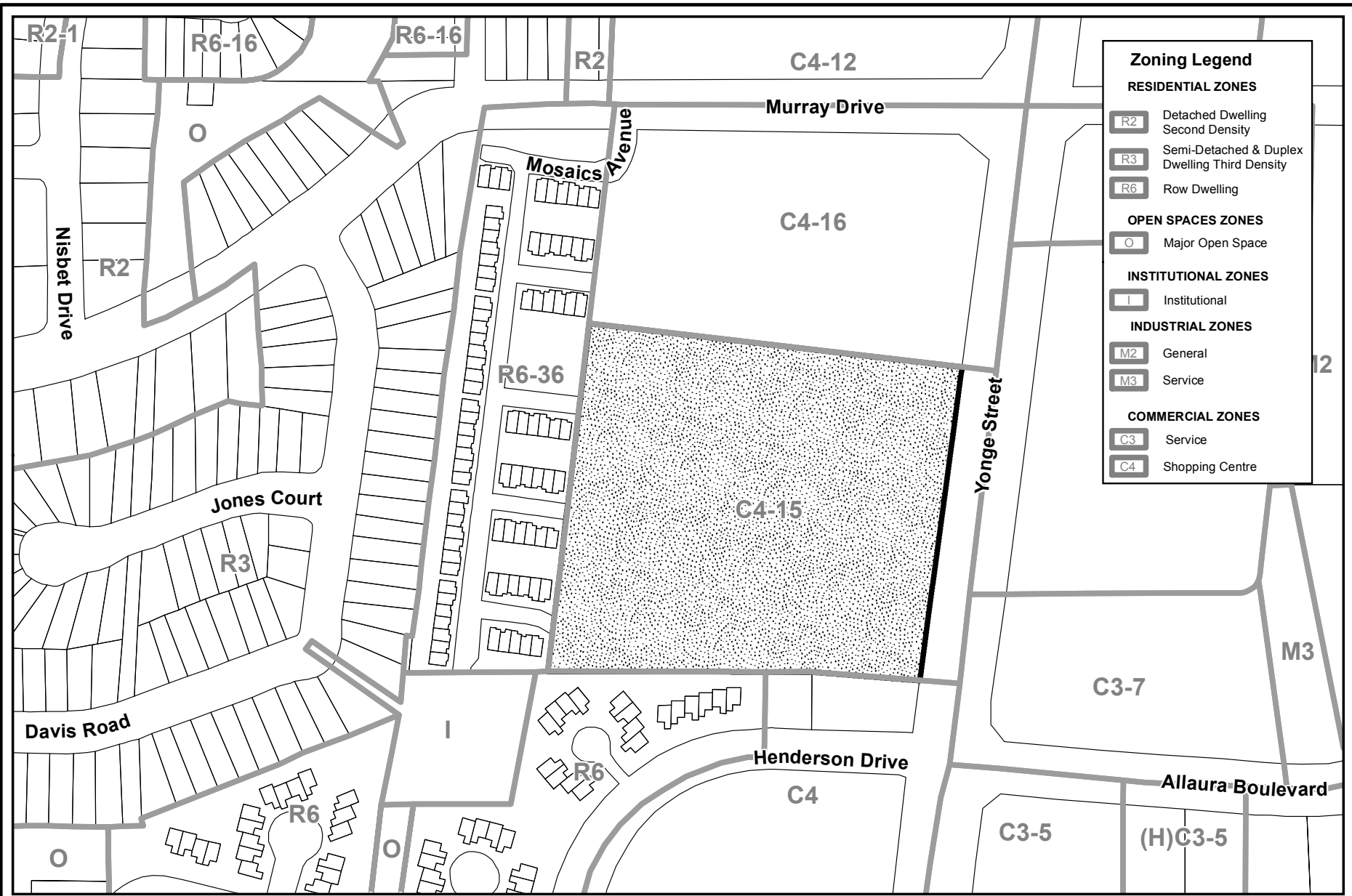
**OFFICIAL PLAN MAP**

APPLICANT: 14700 Yonge Street  
FILES: ZBA-2016-05  
FIGURE 2

- SUBJECT LANDS
- THE AURORA PROMENADE



Map created by the Town of Aurora Planning and Building Services Department, December 9, 2016. Base data provided by York Region & the Town of Aurora.



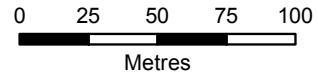
Zoning Legend	
<b>RESIDENTIAL ZONES</b>	
	Detached Dwelling Second Density
	Semi-Detached & Duplex Dwelling Third Density
	Row Dwelling
<b>OPEN SPACES ZONES</b>	
	Major Open Space
<b>INSTITUTIONAL ZONES</b>	
	Institutional
<b>INDUSTRIAL ZONES</b>	
	General
	Service
<b>COMMERCIAL ZONES</b>	
	Service
	Shopping Centre

**ZONING BY-LAW**

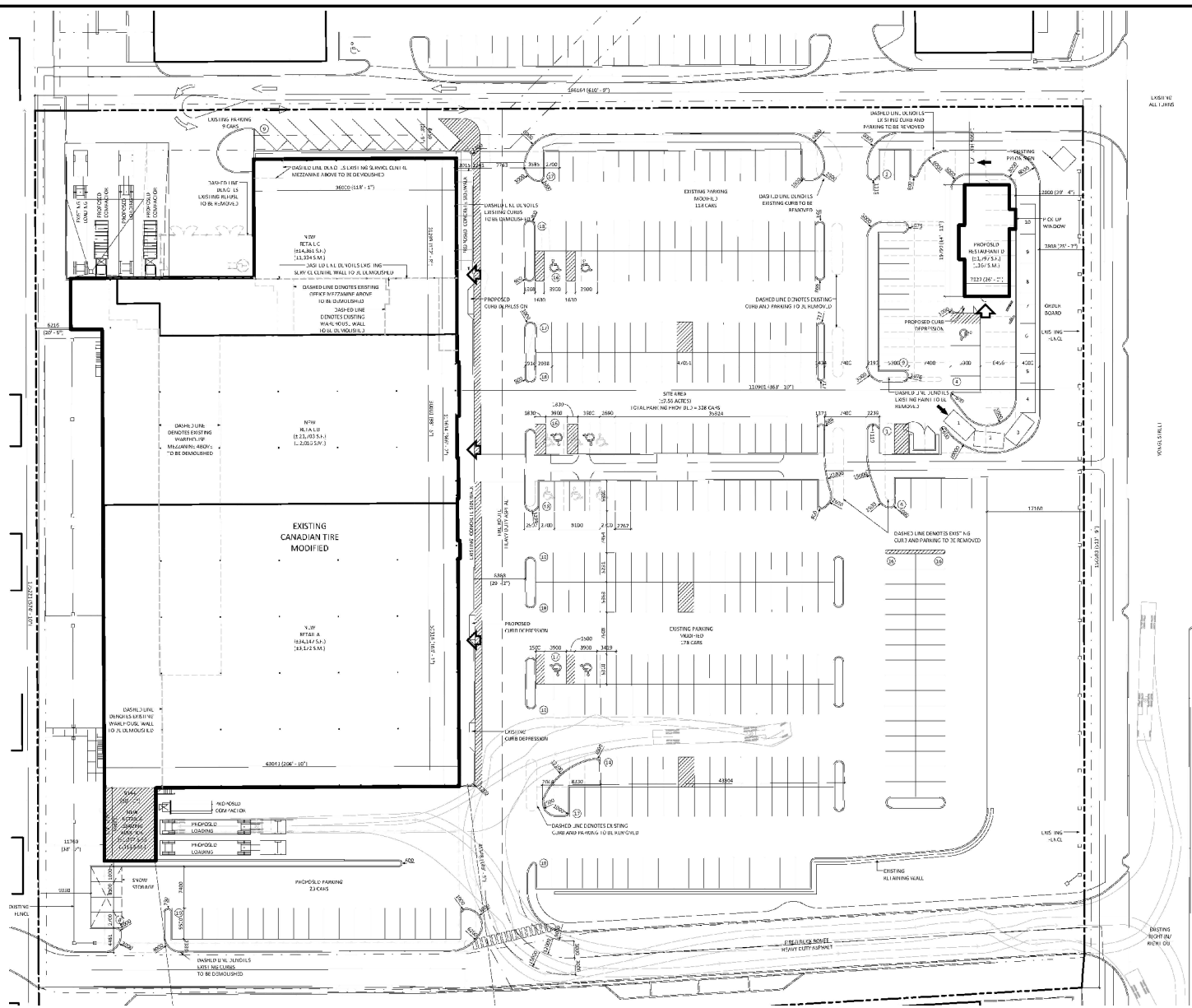
APPLICANT: 14700 YONGE STREET  
FILES: ZBA-2016-05

FIGURE 3

**SUBJECT LANDS**



Map created by the Town of Aurora Planning and Building Services Department, December 9, 2016. Base data provided by York Region & the Town of Aurora.



# CONCEPTUAL SITE PLAN

APPLICANT: 14700 Yonge Street  
 FILES: ZBA-2016-05

FIGURE 4







**Town of Aurora  
General Committee Report No. PBS17-010**

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**Subject: Proposed Amendment to the Sign By-Law to Use Official Languages in Signs**

**Prepared by: Afshin Bazar, Manager of Building Services**

**Department: Planning and Building Services**

**Date: February 7, 2017**

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## **Recommendations**

- 1. That Report No. PBS17-010 be received; and**
- 2. That a by-law be enacted to amend By-law Number 5840-16, being a by-law respecting signs within the Town of Aurora, by including a provision that regulates the language of signs.**

## **Executive Summary**

This report is to provide information and respond to Council's motion with respect to a proposed amendment to By-law Number 5840-16, being a by-law respecting signs within the Town of Aurora ("the Sign By-law") to include a provision that would require a sign to contain at least 50% of its text in one of the two official languages.

- Intent of the motion is to promote Town of Aurora as an inclusive community and a better place to live and to do business.
- The current Sign By-law does not contain any specific provision to regulate language on signs.
- Most other municipalities do not have any provision in their Sign By-law to regulate language on signs.
- Town of Richmond Hill Sign By-law contains a provision that regulates language on signs without experiencing a major challenge; however the provision does not apply to signs such as real estate signs, banner signs, window signs, public information signs and other signs where a sign permit is not required.
- Signs in other languages can be registered as a trademark under Canada's *Trade-mark Act*.

- There could be potential challenges with respect to Canadian Charter of Rights and Freedoms.
- The Aurora Chamber of Commerce is in support of the Council motion with respect to the proposed amendment to the Sign By-law.
- Staff believes that the suggested wording for the proposed amendment as outlined in this report will maintain the general intent of the motion while minimizing the impact to the business community and reducing the possibility of legal challenges.
- Staff is unaware of any current sign erected in Aurora which would have been in contravention of the proposed amendment.
- The proposed amendment will not be implemented retroactively.

## **Background**

At the Council meeting of September 13, 2016, Council passed a motion that required staff to report back to Council regarding a potential amendment to the Sign By-law to include a requirement that a sign contain at least 50% of its text in one of the two official languages.

## **Analysis**

**Intent of the motion is to promote Town of Aurora as an inclusive community and a better place to live and to do business.**

As it has been stated in the motion, a sign that incorporates neither English nor French may be seen as being exclusionary and not in the good theme of inclusiveness and community which is the foundation of the Town of Aurora.

**The current Sign By-law does not contain any specific provision to regulate language on signs.**

The current By-law regulates size, height, type, illumination, number and location of the proposed signs and the content of signs is only reviewed to ensure compliance with the provisions of the Zoning By-law with respect to the permitted use and compliance with heritage and Aurora promenade design guidelines where applicable.

**Most other municipalities do not have any provision in their Sign By-law that regulates language on signs.**

On September 23, 2016, staff attended a workshop with respect to “Sign Regulation and Planning” with representatives from thirteen different municipalities. As part of the group discussion, staff brought up the idea of introducing provisions that would require all foreign language signs to be translated to one of the official languages. Among all thirteen municipalities, only Town of Richmond Hill has such a provision in their Sign By-law. Almost all representatives including the Manager of Sign By-law Unit from City of Toronto were under the impression that such a provision may conflict with the Canadian Charter of Rights and Freedoms and therefore such a provision should be carefully reviewed and examined by a legal expert.

**Town of Richmond Hill Sign By-law contains a provision that regulates language on signs without experiencing a major challenge; however this provision does not apply to signs such as real estate signs, banner signs, window signs, directional signs, public information signs and other signs where a sign permit is not required.**

Staff is of the opinion that including a similar exemption in the proposed amendment would be against the intent of the motion and would defeat the purpose of introducing such an amendment. Furthermore, it must be noted that the number of permanent signs that have been erected in the Town of Richmond Hill which are in contravention of the language provision raise questions about the way this provision has been interpreted and/or the extent to which this provision has been implemented and enforced.

**Signs in other languages can be registered as a trade-mark under Canada’s Trade-marks Act.**

Despite the fact that the guide to Trade-marks on the federal government website mentions that “words in other languages” cannot be registered as a trade-mark, Section 29 of Trade-marks Regulations (SOR/96-195) only requires applicants to submit the English or French translation of any foreign language words contained in the proposed trade-mark for the purpose of processing the application. This means that trade-marks in other languages can be registered in Canada if the application meets all other criteria. This matter has been confirmed over the phone with a federal government agent. There is also a note on the same website under “important note” which indicates: “If there are inconsistencies between this guide and the applicable legislation, the legislation must be followed”.

Considering the above fact, it deems appropriate to exempt any registered trade-marks, trade-names and logos from the provision of the proposed amendment. Furthermore and in an effort to support small businesses, staff believes that the same benefit should be provided to small business owners who may not necessarily have their business names, logos or symbols registered under the Trade-marks Act.

February 7, 2017

Page 4 of 6

Report No. PBS17-010

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Needless to say, all other parts of signs, such as descriptors, hours of operation and any other information beneficial to the public will be still subject to translation requirements in the proposed amendment.

**There may be potential challenges with respect to the Canadian Charter of Rights and Freedoms.**

Section 2.(b) of the Canadian Charter of Rights and Freedoms (the “Charter”) specifies freedom of expression including “freedom of other media of communication” as one of the fundamental freedoms for all Canadians. Since a sign can be considered a “media of communication”, regulating the content of such media may be considered by some as an infringement of such a fundamental freedom. On the other hand, Section 1 of the Charter only guarantees the above freedom to such reasonable limits prescribed by law as can be demonstrably justified in a free and democratic society.

Staff believe that the previously mentioned exemptions in the proposed amendment and the fact that the proposed amendment will not prohibit the use of other languages are reasonable limits, and therefore, it is unlikely that the wording of the proposed amendment will be found to be an infringement of an individuals’ right to freedom of expression.

**The Aurora Chamber of Commerce has issued an official statement in support of Council’s motion.**

As part of stakeholders’ consultation, staff attended the Aurora Chamber of Commerce board meeting on October 25th, 2016, where board members decided to hold a larger meeting and invite all their members to attend and hear about Council’s motion and ask their questions and share their concerns and comments. The meeting was held on November 24th, 2016 in the Council Chambers and began with Mr. Javed Khan’s brief introduction followed by an overview of the Town’s Sign By-law as presented by Mandie Crawford, Manager of By-law Services. Then Councillor Kim provided the background and explained the intent of the motion. The meeting ended with a Q & A session and open floor discussion. Although there were some concerns with respect to the details of the amendment, the majority of members were in favour of the general intent of the motion. On December 16, 2016, the Aurora Chamber of Commerce issued an official statement in support of Council’s motion (attachment #1).

**Proposed Amendment:**

Considering the above-mentioned facts, staff is of the opinion that the following wording will maintain the intent of the motion while minimizing potential negative impact to the business owners and reducing the possibility of legal challenges:

***Section 5.16 Language on Signs:***

*Where a sign contains text in any language other than English or French, such a sign shall also include the translation of the text in either English or French which is comparable in size to the original text. The provision of this section shall not apply to:*

- (a) Trade-marks, trade-names or business names; and*
- (b) Logos and symbols*

**Staff is unaware of any current sign erected in Aurora which would have been in contravention of the proposed amendment.**

A quick survey of commercial signs in Aurora indicates that there appears to be no existing signs in contravention of the proposed amendment.

**The proposed amendment will not be implemented retroactively.**

Therefore any non-conforming signs that may legally exist prior to the enactment date will not be affected by the proposed amendment.

**Advisory Committee Review**

N/A

**Financial Implications**

There are no financial implications.

**Communications Considerations**

The amended Sign By-law will be communicated through the Town's website and notice board once the by-law is passed by Council. A copy of the amended by-law will also be forwarded to the Aurora Chamber of Commerce for distribution to their members.

**Link to Strategic Plan**

The proposed Sign By-law amendment will support the Strategic Plan goal of enabling a diverse, creative and resilient economy through its accomplishment in satisfying requirements in the following key objectives of promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business and supporting small business and encouraging a more sustainable business environment.

### **Alternatives to the Recommendation**

1. Council may choose to maintain the status quo with respect to the Sign By-law. In this case applicants would be allowed to apply and obtain a sign permit for signs that are completely in languages other than English or French.
2. Council provide direction.

### **Conclusions**

Staff is of the opinion that the proposed amendment to the Sign By-law as suggested will promote the Town as an inclusive community while reducing the impact to business owners. Staff also believes that although there could be potential Charter challenges, it is unlikely that the above wording of the proposed amendment will be found to be an infringement of individuals' right to freedom of expression.

### **Attachments**

Attachment 1 - Aurora Chamber of Commerce Official Statement

### **Previous Reports**

N/A

### **Pre-submission Review**

Agenda Management Team Meeting review on January 19, 2017

### **Departmental Approval**



**Marco Ramunno, MCIP, RPP  
Director  
Planning and Building Services**



**Techa van Leeuwen  
Director of Corporate Services**

### **Approved for Agenda**



**Doug Nadorozny  
Chief Administrative Officer**



# Aurora Chamber of Commerce Official Statement

## **Town of Aurora Sign Bylaw Amendment Proposed by Councillor Harold Kim**

The Aurora Chamber of Commerce is a politically independent, membership based, volunteer driven, not-for-profit organization whose mission is to lead and serve the Aurora business community. Our goal is to build, drive and positively influence Aurora's economic landscape.

A few months ago, Councillor Harold Kim put forward an amendment to the current Sign By-law that, if passed, would require one of Canada's official languages be included on all business signage within the Town of Aurora. From the onset, Councillor Kim and Town Bylaw Department Staff fully engaged the Aurora Chamber of Commerce and its Board of Directors requesting feedback in an effort to start a conversation outlining our position regarding the amendment.

Stemming from the initial meetings we embarked on an information session in partnership with the Town of Aurora and provided an opportunity to obtain comments from the local business community surrounding the proposal by Councillor Kim.

First, the Aurora Chamber of Commerce encourages and supports ongoing growth in the local business community. We believe it is necessary for local businesses to continually increase their customer base in order to grow and thrive. Business signage exclusively utilizing a language other than English or French would prevent a significant percentage of Aurora's population from understanding the goods and services offered. Businesses with foreign-language signage could potentially alienate a substantial client base as a result, subsequently limiting their ability to prosper.

Second, As a Chamber of Commerce, we also value fair treatment and equal opportunity for all businesses within the Town of Aurora. Foreign-language business signage that cannot be understood by a significant percentage of the community could prevent that community from having an equal opportunity to take advantage of goods, services, and special offers.

Third, the Aurora Chamber of Commerce values inclusiveness in business and an inclusive community at large. As observed in other York Region communities, businesses using foreign-language only signage can lead to segregation of ethnic enclaves. Such segregation has the potential to isolate minorities and may be interpreted as unwelcoming to the population of English or French-speaking residents. All Canadians, old or new, need a common language to facilitate communication and ensure an inclusive community. A vibrant and flourishing business community requires a shared language to enable communication and understanding across diverse cultures.

Finally, the Aurora Chamber of Commerce values the safety of first responders in our community. First responders could experience increased risk upon entering an unknown business, particularly if the business contains hazardous materials posing additional danger in emergency situations such as fire. It is crucial that establishments in our community be recognizable in one of Canada's official languages to warn first responders of increased potential danger, allowing them to take the necessary precautions before proceeding in emergency situations.

The Aurora Chamber of Commerce envisions Aurora as an inclusive community where all types of business can succeed and prosper. Therefore, our official position is to support Councillor Kim's sign bylaw amendment to include at least 50 percent of one of Canada's official languages on all business signage within the Town of Aurora.





**Town of Aurora  
Council Report**

**No. PBS17-009**

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**Subject:** Next Steps Report for Library Square

**Prepared by:** Fausto Filipetto, Senior Policy Planner

**Department:** Planning and Building Services

**Date:** February 14, 2017

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## **Recommendation**

- 1. That Report No. PBS17-009 be received; and**
- 2. That the next steps regarding the design for Library Square as outlined in this report be approved.**

## **Executive Summary**

The purpose of this report is to outline for Council the next steps regarding the planning and design for Library Square and seek Council approval to proceed.

The fourth milestone in the planning process for the Town's Cultural Precinct occurred at the Council Workshop held on December 5, 2016, when Council gave staff the direction to initiate a final design exercise for Library Square which would involve the demolition of the former library and former senior's centre in order to make way for redevelopment.

The next step in the process is that staff are reaching out to the tenants of the former library and former senior's centre in an attempt to relocate them.

Staff have also met with Fotenn planning consultants in order to prepare a work program for the planning of Library Square.

If the timeline contained in this report is approved, the next phase would be complete by June 2017.

## **Background**

On April 19, 2016, Report No. PDS16-026 was before the General Committee of Council regarding the Cultural Precinct Conceptual Plans which were prepared by FOTENN; the Town's Planning and Design Consultants. The General Committee passed a resolution endorsing the planning approval process outlined in the report and directed staff to prepare reports and schedule public consultations.

Furthermore, on May 3, 2016, Report No. PRS16-028 was before the General Committee regarding the Repurposing Study for the Town owned buildings located in Library Square. The General Committee passed a resolution in this regard notionally agreeing that regardless of the path chosen, a large investment would be required from the Town to move this project forward.

Four milestones have occurred with respect to the Cultural Precinct Planning Timelines as follows:

Milestone 1: April 19, 2016 - Council Approval of the Guiding Principles for the Cultural Precinct.

Milestone 2: May 3, 2016 - Council Approval of the Budget for the Cultural Precinct & Repurposing Study.

Milestone 3: June 21, 2016 - Council Endorsement of Conceptual Plans for the Cultural Precinct & Repurposing Study and Public Consultation/Engagement.

Milestone 4: December 5 2016 - Council direction regarding a concept plan for the Cultural Precinct that will involve the demolition of the former library and former senior's centre. This decision was made taking into consideration public input obtained from the vast amount of public consultation which occurred as part of the Council endorsed public consultation strategy.

## **Analysis**

### **Nest Steps**

The next step in the Library Square planning and design process is that staff are currently reaching out to the tenants of the former library and former senior's centre in an attempt to relocate them.

Correspondence was sent out on January 9, 2017 to all users and permittees of both 52 and 56 Victoria, stating that staff will contact them for a meeting prior to mid-February. At those meetings, staff will ascertain the needs of each group. Staff will then be reporting back to Council with each groups needs and options to accommodate, prior to the end of May, for approval.

Staff have also met with their planning consultants Fotenn Planning & Design in order to discuss the next steps in the design of Library Square and to inform them of the direction provided at the Council Workshop, which will guide them in the preparation of a final design. Fotenn has provided the following work program based on the meeting:

- Step 1: Review of Additional Materials and Consultation Feedback; February 2017
- Step 2: Preparation of two alternative Concept Plans; March 2017
- Step 3: Presentation to Committee and Council and approval to proceed; April 2017

Funding is in place for steps 1 to 3; however, additional funding and Council approval is required to proceed with steps 4 to 6.

- Step 4: Public and Stakeholder Consultation; May 2017
- Step 5: Completion of a Final Concept Plan; May 2017
- Step 6: Presentation to Committee and Council; May 2017

### **Advisory Committee Review**

The Town's Advisory Committees were given a presentation regarding the results of the public consultation and were given an opportunity to provide input or their own.

### **Financial Implications**

Funding for steps 1 to 3 are included in the existing consulting budget with Fotenn Consulting Inc. The final three steps in the process as described above will require a budget of approximately \$20,000.

### **Communications Considerations**

Not specifically applicable to this report.

## **Link to Strategic Plan**

The Cultural Precinct Plan supports the Strategic Plan goal of **Supporting an exceptional quality of life for all** through the following key objectives:

- *Develop a Cultural Master Plan that includes heritage, music, and art to promote more cohesive and coordinated cultural services;*
- *expand opportunities and partnerships that contribute to the celebration of culture in the community; and*
- *actively promote and support a plan to revitalize the downtown that includes culture.*

## **Alternative(s) to the Recommendation**

1. Not applicable.

## **Conclusions**

As previously mentioned, four milestones have been reached with respect to the planning process for the Town's Cultural Precinct. The fourth milestone occurred at the Council Workshop held on December 5, 2016, when Council gave staff the direction to initiate a final design exercise for Library Square which would involve the demolition of the former library and former senior's centre in order to make way for redevelopment. Staff are now in the process of initiating the next steps in this process as described in this report.

## **Attachments**

None

## **Previous Reports**

- PR15-026 - Award of Request for Proposal PRS 2015-77 Cultural Precinct Plan, September 15 and December 1, 2015;
- PRS15-040 - Purchase Order Increase for Cultural Precinct Consultant, December 1, 2015;

February 14, 2017

Page 5 of 5

Report No. PBS17-009

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- PRS16-006 - Status of the Cultural Precinct Plan, January 19, 2016;
- PDS16-026 - Cultural Precinct/Library Square Repurposing Endorsement of Planning Approvals Process, April 19, 2016;
- PRS16-028 - Seeking Council Investment for Library Square Repurposing Study, May 3, 2016; and
- PDS16-041 - Cultural Precinct Consultation Process & Timeline, June 21, 2016.

### **Pre-submission Review**

Reviewed by the Chief Administrative Officer, Director of Planning and Building Services and the Director of Parks, Recreation and Cultural Services.

#### **Departmental Approval**

#### **Approved for Agenda**



**Marco Ramunno  
Director  
Planning and Building Services**



**Doug Nadorozny  
Chief Administrative Officer**



**Allan D. Downey,  
Director of Parks, Recreation and Cultural Services**



100 John West Way  
Box 1000  
Aurora, Ontario  
L4G 6J1  
**Phone:** 905-727-3123 ext. 4746  
**Email:** mayor@aurora.ca  
**www.aurora.ca**

**Town of Aurora  
Office of the Mayor**

## **Memorandum**

**Date:** February 14, 2017  
**To:** Members of Council  
**From:** Mayor Geoffrey Dawe  
**Re:** **Correspondence from The Honourable Peter Van Loan, MP, York-Simcoe  
Proposed Private Member's Bill C-323**

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The Honourable Peter Van Loan, MP, York-Simcoe and the Official Opposition Critic for Canadian Heritage and National Historic Sites, has introduced a Private Member's Bill which will create a 20% tax credit for the restoration of historic places.

### **Recommendation**

- 1. That the correspondence be received; and**
- 2. That Council support this initiative by resolution; and**
- 3. That a copy of Council's resolution be forwarded to the offices of Kyle Peterson, MP, Newmarket-Aurora, Leona Alleslev, MP, Aurora-Oak Ridges-Richmond Hill, and The Honourable Peter Van Loan, MP, York-Simcoe.**

### **Attachments**

Attachment 1 – Correspondence from The Hon. Peter Van Loan, MP, York-Simcoe

**PETER**  
**VAN LOAN MP**  
YORK-SIMCOE

**CHANGE FOR  
THE BETTER**

His Worship Geoffrey Dawe  
Town of Aurora  
PO Box 1000, 100 John Way West, Aurora ON  
L4G 6J1

Dear Mayor Dawe,

**Let's Save our Heritage Infrastructure – Contact Your MP to Support Bill C-323**

As the Official Opposition Critic for Canadian Heritage and National Historic Sites, I introduced a Private Member's Bill to create a tax credit for restoration of historic places. Bill C-323 creates a 20% tax credit for rehabilitation work done on designated heritage buildings. It also creates a three year accelerated write-off period for spending on these buildings.

Built heritage creates cultural value for our communities. It enriches our lives and connects us to our history. Currently, Canada has no policy to help those who spend heavily on this public benefit. With the 150<sup>th</sup> anniversary of Confederation fast approaching, the adoption of this policy is appropriate.

I am asking for your support to get this important legislation passed so that our cultural heritage may be preserved and saved for generations to come.

You can help get Bill C-323 passed by contacting your MP to vote for Bill C-323.

This proposal will help re-connect us to our history and culture. I look forward to working to preserve our built heritage, with your support. Please find enclosed an information package about the details of Bill C-323.

Thank you,



Hon. Peter Van Loan, MP  
Official Opposition Critic for Canadian Heritage and National Historic Sites  
Member of Parliament for York-Simcoe

P.S. Mail may be sent postage-free to:

Name of Member of Parliament  
House of Commons  
Ottawa, Ontario  
K1A 0A6

To find the phone number or email address for your local Member(s) of Parliament, please consult the Parliament of Canada's website at [www.parl.gc.ca](http://www.parl.gc.ca)

RECEIVED

JAN 30 2017

MAYOR'S OFFICE



**A TAX CREDIT FOR  
THE RESTORATION OF HERITAGE  
PROPERTIES**



**ASK YOUR MEMBER OF PARLIAMENT  
TO SUPPORT BILL C-323**

**An Act to Amend the Income Tax Act  
(Rehabilitation of Historic Property)**

**Peter Van Loan, MP**



## Bill C-323

### What People are Saying about Bill C-323:

"This is an idea that has had **widespread support** from heritage advocates, federal, provincial, territorial and municipal governments, and the Federation of Canadian Municipalities over the years. **It's exciting to see it tabled in the House and given first reading.** We know that the tax system can be a powerful tool to stimulate private investment in heritage buildings. In the United States, the introduction of a 20 percent federal tax credit for rehabilitation of heritage buildings 40 years ago **revolutionized the way developers think about old buildings and launched a booming and competitive preservation industry.**"

– National Trust for Canada



*The Fairmont Empress Hotel—Victoria, BC*

## Contact Your MP, and Tell Them to Support Bill C-323

Write them at: House of Commons, Ottawa, ON K1A 0A6

Or, phone or email them.

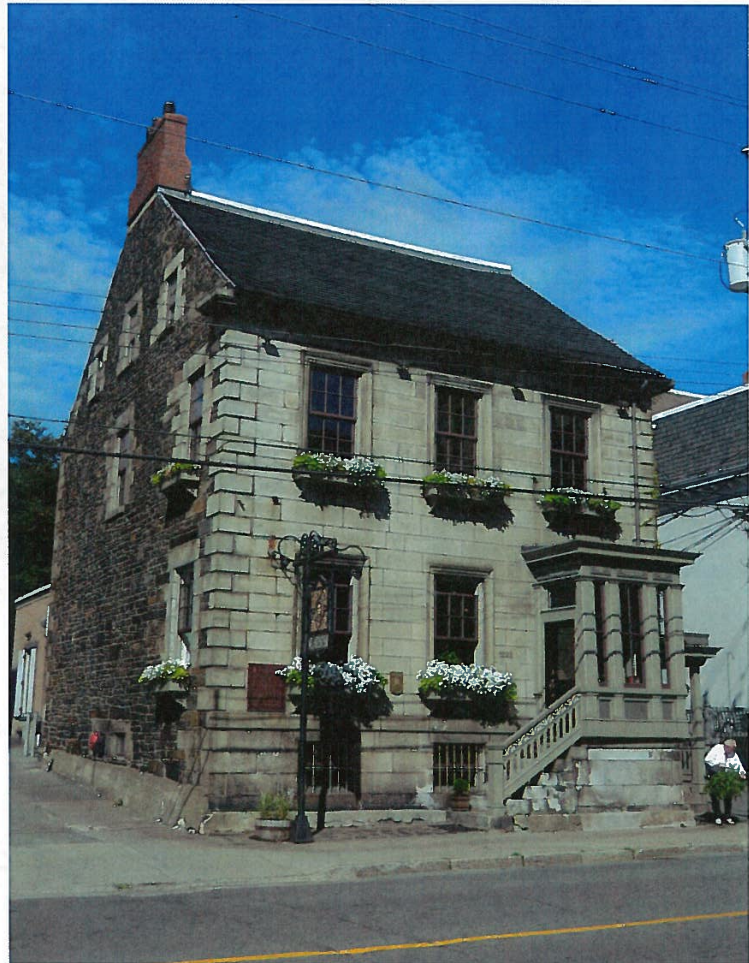
## Bill C-323

### What is Bill C-323?

- A **tax credit** that will seek to limit the destruction of Canada's heritage buildings, and instead encourage the rehabilitation of these culturally significant buildings
- The Bill would also allow owners to **write-off** spending on heritage restoration at a faster rate than is currently the case

### Why introduce Bill C-323?

- There is a tremendous public interest in the preservation and restoration of heritage properties. But the cost burden of doing so is usually more expensive to owners than other alternatives—like demolition and new construction
- This Bill helps owners who are preserving heritage buildings with the cost of delivering this public benefit
- The pilot program for this policy was very successful in encouraging investment from private individuals and businesses. The pilot program for this Bill saw tremendous growth in property values, occupancy rates, and profits for businesses in rehabilitated buildings



*Henry House—Halifax, NS*

## Bill C-323

### Why preserve heritage infrastructure?

- This Bill will help reconnect Canadians to their cultural heritage
- Investments in our built heritage create cultural value. A similar policy in the United States is described as “the most effective Federal program to promote community revitalization”
- Large rehabilitation projects often create lots of good paying jobs



*Sir John A MacDonald's Summer Home at Les Rochers—Rivière-du-Loup, QC*

### How does it work?

- The tax credit would be available to properties that appear on the National Register of Historic Places
- An architect must certify that the eligible building has undergone rehabilitation in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada for the project to be eligible for the credit and the accelerated write-off

## Bill C-323

### What are people saying about it?

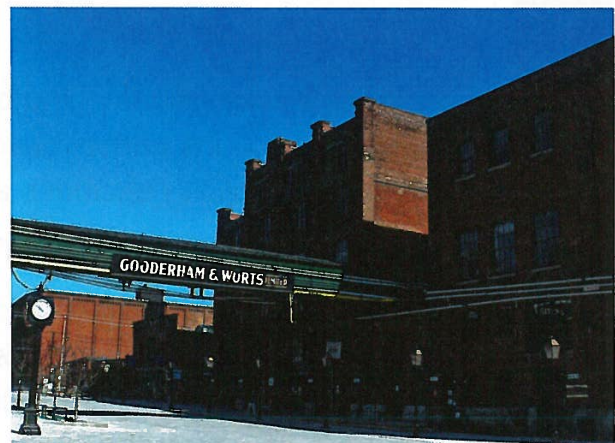


Capotole de Québec—Québec, QC

This bill will encourage “**historic building owners to rehabilitate rather than demolish**”. This “is key for truly sustainable communities; in terms of both the embodied energy in an existing building, and for such places enhancing our shared social identity, **community pride and civitas.**” – Eric Pattinson, Pattinson Architecture

Bill C-323 is “a **win-win**: for heritage; and for the local economy where historic preservation **creates jobs** for professionals and within the trades” – James Reid, Principal Architect, taigh Architecture, Inc.

“Peter’s progressive bill represents a true **partnership** role for government in **protecting Canada’s Heritage.**” – Michael McClelland, ERA Architects



Gooderham and Worts—Toronto, ON

## Frequently Asked Questions

### **What does Bill C-323 do?**

Bill C-323 creates a 20% tax credit on eligible costs for rehabilitation work done to a building that is designated as a historic place. The bill also creates an Accelerated Capital Cost Allowance for eligible capitalized costs incurred under the same conditions as the tax credit.

### **What is the purpose of Bill C-323?**

The Bill aims to preserve our cultural heritage, and build a foundation upon which the policy may be expanded. Preserving our communal heritage benefits all Canadians, and with Canada 150 fast approaching, it is appropriate to introduce this policy now.

### **What is a “historic place”?**

A historic place is defined as a property on the Register of Historic Places, a list of designated properties that have significant historic value to Canada. The enabling legislation for the Register can be found in s. 3 of the Historic Sites and Monuments Act. Bill C-323 includes a provision for the Minister to extend the definition of “historic place” to other buildings and definitions of historic places (e.g. provincial registers of historic places).

### **What is an “eligible cost”?**

Eligible costs under the provisions of the bill are defined as costs that are construction, professional, insurance, development, site improvement, or otherwise prescribed costs. This explicitly excludes acquisition, cosmetic and furnishing costs.

### **What is defined as “rehabilitation work”?**

Rehabilitation work is defined as work that is done in accordance with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, and must be certified by a registered professional architect licensed to practice in Canada.

### **Over what period of time may the tax credit be claimed?**

Each certified project has 10 years over which it may have a tax credit claimed, or unused portion thereof carried forward.

## Frequently Asked Questions

### **What is an Accelerated Capital Cost Allowance?**

An Accelerated Capital Cost Allowance is a tax mechanism that permits the deduction of taxable capital expenditures in a regularized fashion. For the purposes of this bill, this means that costs which are capitalized in nature, are eligible for a 3 year, 25%, 50%, 25% per year deduction, so that after 3 years, the entire value of the capital expenditure has been written-off.

### **Can a capitalized cost be claimed under both the tax credit and the accelerated Capital Cost Allowance regimes?**

Yes, however, the taxable base will be reduced by the amount of the other policy, e.g. if the capitalized costs are claimed under the tax credit, only the remaining 80% of the capitalized costs will be eligible under the accelerated Capital Cost Allowance.

### **Has this policy been tested for viability in Canada?**

In the early 2000's, the government implemented a pilot program. The program, whose end goal was to be converted into a tax credit such as the one this bill creates, on average doubled the market property values of historic properties, business revenue, and occupancy rates of the historic properties. These activities incentivized by the Fund generated significant GST and corporate tax revenues. The policy is considered viable in Canada.

### **Has this policy been tested in other countries?**

Many countries have heritage grants, programs, etc. The most similar policy to the one this bill advances is the tax credit program in the United States, which provides a 20% tax credit on costs related to the rehabilitation of designated historic buildings, and a 10% credit on non-designated building built before 1936. The program, implemented in 1976, is recognized as having been hugely successful, with over 41,000 projects certified. Furthermore, the program was found to have a net-positive impact on the treasury of +\$5.0 billion over the present life of the program (1976-2015).

## Bill C-323

### How Can We Make Bill C-323 Law?

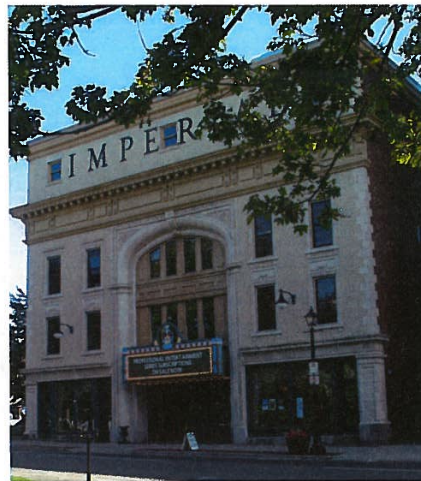
To **make Bill C-323 law**, and to protect our built heritage, MPs have to vote for the Bill. The best way to get your MP to vote for the Bill is to contact them, and encourage them to **vote in favour of Bill C-323**.

You can:

1. **Send them a letter** at House of Commons, Ottawa, ON K1A 0A6
2. **Phone them**, or
3. **Email them**.

Each and every contact is one more step toward **making Bill C-323 law**, and one more step toward **preserving our cultural built heritage**.

If you don't know who your MP is, just search "Who is my MP?" in Google, or visit "<http://tinyurl.com/hjw6bpv>". This website, from the Parliament of Canada, lets you search for who your MP is by postal code.



*Imperial Theatre—Saint John, NB*



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**Motion for Which Notice Has  
Been Given** (December 6, 2016)

Councillor John Abel

---

**Date:** December 13, 2016

**To:** Mayor and Members of Council

**From:** Councillor Abel

**Re:** **Library Square**

---

Whereas the Town of Aurora has declared the old Library and the old Fire Hall, both on Victoria Street, as surplus properties; and

Whereas these two properties are known as “Library Square”; and

Whereas the Town has completed approximately 11 studies on the uses and purposes of Library Square prior to 2012; and

Whereas, during the last term of Council, the Town in 2013 undertook another study, to engage the community as to what uses Library Square might have, to better enhance the businesses in the downtown heritage core, cultural activities and the community at large; and

Whereas the development of Library Square is documented in the Aurora Promenade Study and the Cultural Master Plan, as a recommended action to be undertaken; and

Whereas many business, cultural, and community partners have expressed support for the concept of developing Library Square; and

Whereas residents and Members of Council have expressed support for the concept of developing Library Square;

1. Now Therefore Be It Hereby Resolved That, based on the previous studies, staff be directed to report back on options, including costs and time lines, to implement the conceptual architectural designs; and



Motion for Which Notice Has Been Given  
Re: Library Square  
December 13, 2016

Page 2 of 2

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2. Be It Further Resolved That staff report back on options and/or a Terms of Reference for the formation of a Task Force, Round Table, or Ad Hoc Committee to engage the Town's business, cultural, and community partners in the development of Library Square; and
3. Be It Further Resolved That staff report back by March 2017.



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**Motion for Which Notice Has  
Been Given** (December 6, 2016)

Councillor John Abel

---

**Date:** December 13, 2016  
**To:** Mayor and Members of Council  
**From:** Councillor Abel  
**Re:** **Downtown Revitalization Plan**

---

Whereas the Town of Aurora has declared the old Library and the old Fire Hall, both on Victoria Street, as surplus properties; and

Whereas these two properties are known as “Library Square”; and

Whereas the development of Library Square is documented in the Aurora Promenade Study and the Cultural Master Plan as a recommended action to be undertaken; and

Whereas, there are four overarching plans and studies, namely the Aurora Promenade Study, the Cultural Master Plan, the Strategic Plan, and the Community Tourism Plan, which all speak to the revitalization of the downtown core; and

Whereas these plans and studies provide guidelines and recommendations on provisions to develop a Downtown Revitalization Plan, through engagement, collaboration, and communication; and

Whereas many business, cultural, and community partners have expressed the need for the revitalization of the downtown core; and

Whereas residents and Members of Council of past and present have expressed the need to revitalize the downtown core; and

Whereas the Town of Aurora has recently resolved that a new Office of Economic Development be formed, with terms of reference to form a Board;

1. Now Therefore Be It Hereby Resolved That Council endorse the concept of the development of a Downtown Revitalization Plan; and

Motion for Which Notice Has Been Given  
Re: Downtown Revitalization Plan  
December 13, 2016

Page 2 of 2

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2. Be It Further Resolved That the new Office of Economic Development be tasked to deliver a draft Downtown Revitalization Plan, in collaboration with the newly-formed Board, before the third quarter of 2017 for Council's consideration.



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**Motion for Which Notice Has  
Been Given** (February 7, 2017)

**Councillor Tom Mrakas**

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**Date:** February 14, 2017  
**To:** Mayor and Members of Council  
**From:** Councillor Mrakas  
**Re:** **Property Tax Vacancy Rebates**

---

Whereas the province of Ontario mandates under Section 364 of the *Municipal Act*, that every local municipality shall have a program to provide property tax rebates in respect to vacant portions of buildings that are in the commercial or industrial classes; and

Whereas the 2016 Provincial Budget announced a legislative framework to facilitate increased municipal flexibility with providing municipalities broad flexibility for 2017 and future years to tailor the vacant unit tax rebate to reflect community needs and circumstances; and

Whereas this vacant unit tax rebate may encourage some property owners to keep commercial and industrial buildings empty; and

Whereas unoccupied retail is not good for the overall health of the municipality; and

Whereas boarded-up stores impact on the ability to revitalize main streets; and

Whereas the repeal of the vacant unit tax rebate will contribute to the healthy development of the downtown core; and

Whereas the repeal of the vacant unit tax rebate would support the varied efforts of the Town in bringing renewal to our downtown Promenade and makes financial sense for the Town;

1. Now Therefore Be It Hereby Resolved That the Town of Aurora seek to repeal the vacant unit tax rebate effective for the tax year 2017; and
2. Be It Further Resolved That a copy of this resolution be sent to the Honourable Charles Sousa, Minister of Finance, to request the necessary regulatory authority using the flexibility provided in the legislative framework to repeal the vacancy tax rebate.



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**Email:** mayor@aurora.ca  
**www.aurora.ca**

**Town of Aurora  
Office of the Mayor**

## **Memorandum**

**Date:** February 14, 2017  
**To:** Members of Council  
**From:** Mayor Geoffrey Dawe  
**Re:** York Regional Council Highlights of January 26, 2017

---

### **Recommendation**

That Council:

- Receive the correspondence for information
- Endorse the recommendations
- Provide direction

**Council Highlights**  
For Immediate Release

The Regional Municipality of York | [york.ca](http://york.ca)



Monday, January 30, 2017

## **York Regional Council Highlights - Thursday, January 26, 2017**

### **Chris Raynor named York Region's new Regional Clerk**

York Regional Council endorsed Chris Raynor as York Region's new Regional Clerk.

Mr. Raynor has almost 13 years of municipal experience, including serving as York Region's Deputy Clerk since 2009.

In addition to his professional experience, Mr. Raynor has a Bachelor Degree in Business Law from the University of Huddersfield, United Kingdom and an Information Access and Protection of Privacy Certificate from the University of Alberta. In 2015, he also completed a Masters Certificate in Municipal Leadership.

York Region's Office of the Clerk acts as corporate secretary to York Regional Council and its committees, leads the management of the Region's information assets and heads access to information and privacy programs.

Mr. Raynor will assume his new role on January 27, 2017.

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**York Region Public Health receives Excellence Canada silver recognition**  
Excellence Canada has awarded York Region Public Health [Healthy Living](#), [Health Protection](#) and [Child and Family Health](#) divisions with Silver certification in the Canada Awards for Excellence Program under the *Excellence, Innovation and Wellness Standard*.

The *Excellence, Innovation and Wellness Standard* is Canada's international benchmark for organizational excellence. To qualify for recognition, organizations are assessed on their leadership, governance, planning, processes, social responsibility, partners, suppliers, customers, employees and results.

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**York Region asks Ontario government to provide more support for collection of unpaid fines**

In [submissions](#) summarized for Council, York Region is asking the Ontario government to help improve the effectiveness of York Region's policy on collection of fines under the *Provincial Offences Act* (POA). The submission asks the government to remove exemptions to license plate denials under the *Making Ontario's Roads Safer Act, 2015* to allow full collection of outstanding fines.

With historic provincial offence default fines in York Region approaching \$48.5 million, expansion of license plate denial would help send a message to fine defaulters that the Province is serious about helping municipalities collect the large number of unpaid fines for traffic offenses.

York Region's approach to collecting unpaid fines includes:

- Use of collection agencies
- Partnering with local municipalities to collect fines through property tax bills
- Enforcing payment through civil enforcement mechanisms such as property liens or garnishment of wages
- Adding additional administration charges to default fines for full collection cost recovery

---

**Action Plan targets housing, employment to improve quality of life for York Region residents**

The Human Services Planning Board (HSPB) of York Region's [2016 to 2018 Action Plan](#) focuses on improving health and well-being for low and moderate income residents by encouraging affordable housing and secure, fulfilling employment opportunities.

Activities within the plan include championing and participating in the *ventureLAB communityBUILD Blueprint: Affordable Housing Challenge* to increase the supply of legal long-term second suite units in the Region, hosting an Employment Learning Forum in 2017, working with Regional partners to grow the [Career Navigator](#) program and working with local municipalities on strategies to increase the supply of

rental housing.

The 2016 to 2018 Action Plan builds on the direction set in [Making Ends Meet in York Region: A Road Map for 2015 to 2018](#). The Making Ends Meet in York Region strategy is focused on helping low and moderate income residents who find it hard to bridge the growing gap between income and the high costs of living.

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### **Hospital transfer and paramedic response times being reduced in York Region**

The Regional Municipality of York in collaboration with local hospital partners is bringing better health care to residents with [faster Paramedic Services response times and shorter transfer of care times](#) at hospital.

York Region approved more than \$1.3 million in January 2015 to fund initiatives to reduce off-load delays at local hospitals. Staff from York Region Paramedic Services, Markham Stouffville Hospital, Mackenzie Health and Southlake Regional Health Centre participated in a four-day event in January 2016 to create new patient transfer efficiencies. Some of the new initiatives underway include:

- Connecting hospitals to the Paramedic Services electronic patient record system to prepare for arrivals
- New escalation processes to streamline patient flow
- Reviewing of transfer of care performance on a weekly and monthly basis

Ongoing investment and collaboration has resulted in the reduction of hospital transfer of care times of up to 90 minutes, down to 30 minutes. Shorter transfer of care times have allowed Paramedic Services to improve response times from 13 minutes and four seconds to 11 minutes and 20 seconds region-wide between 2010 and 2015. Continued focus on efficiencies could reduce these times even further.

---

### **York Region prepared for emergencies**

York Regional Council received the [Emergency Management Program Annual Compliance Review and Bylaw Revision – 2016](#), a report on the activities undertaken in 2016 to ensure annual compliance regulations are met and that Regional staff are prepared in times of emergency.

Emergencies that can occur in York Region include:

- Hazardous materials incidents
- Severe weather
- Power outage
- Health emergencies



- Floods

Residents are encouraged to download a copy of York Region's [Emergency Preparedness Guide](#) for more information on how to prepare and stay safe.

---

**York Region, municipalities and partners prepared for emergency response**

The Regional Municipality of York is updating the [emergency social services program](#) with local municipalities and the Canadian Red Cross to ensure rapid and coordinated delivery of emergency social services in the event of a local crisis.

York Region will be moving forward to finalize a Memorandum of Understanding with local cities and towns to streamline deployment of essential social services to individuals who are evacuated during an emergency. A new three-year agreement will also be signed with the Canadian Red Cross to support disaster relief services including staffing, registration, lodging, food, clothing and management of reception centres.

To further prepare for emergencies, York Region completed a number of [emergency management planning and preparedness](#) activities in 2016, including:

- Conducting an annual emergency practice exercise
- Coordinating an all-day, inter-municipal emergency training and education conference
- Training more than 225 staff and community partners
- Delivering a public education and awareness program highlighting risks to public safety and personal preparedness for emergencies

York Region will invest \$103,252 annually to secure ongoing support, training and resources from the Canadian Red Cross. Local municipalities will reimburse the Canadian Red Cross for the additional cost of services provided during an emergency.

---

**York Region, Markham Stouffville Hospital continue partnership for speech and language services**

York Regional Council approved an [agreement](#) between York Region and Markham Stouffville Hospital to continue delivery of speech and language services for families and preschool children with special needs through December 31, 2020.

This partnership will provide children and families in York Region with continued access to both the Region's Early Intervention Services programs and the York Region Preschool Speech and Language Program provided by Markham Stouffville

Hospital.

More than 3,000 York Region families benefit annually from speech and language services provided by the Region and Markham Stouffville Hospital. For more information on special needs services in York Region, visit [york.ca/specialneeds](http://york.ca/specialneeds)

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### **Work continues on Diversity and Inclusion Charter**

York Region and the Municipal Diversity and Inclusion Group are making progress on the [Draft Diversity and Inclusion Charter](#) to meet the needs of our diverse and growing population in York Region.

The charter will provide a common vision and commitment to promoting an inclusive community welcoming of all cultures, races, ethnicity, languages, religions, abilities, ages and sexual orientations. The Municipal Diversity and Inclusion Group, co-chaired by York Region and York Regional Police, will continue to develop the charter with members from local municipalities, hospitals, school boards, non-profit agencies, conservation authorities and United Way of Toronto and York Region.

A series of Diversity Dialogues has taken place since 2015 to engage community stakeholders in discussion and development of the charter. Following additional consultation planned for spring 2017, the draft charter will be refined and brought to Council later this year for final review and approval.

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### **2016 Source Water Annual Report**

The Regional Municipality of York released its [2016 Source Water Implementation Annual Report](#) which summarizes work the Region is leading to identify and manage potential impacts to drinking water. The Region also works with municipal partners and businesses to pinpoint vulnerable areas where proposed development requires careful planning to ensure the safety of our drinking water supply.

Among its achievements in 2016, York Region provided more than \$46,000 to businesses to implement required risk management measures as part of its incentive programs, inspected more than half the sites with risk management plans in place and received international recognition for its Source Protection program by the American Water Works Association.

Source protection is one component of the multi-barrier approach to ensure clean and safe drinking water. The program also includes operator training, water treatment, extensive monitoring and testing, as well as emergency preparedness.

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**The Upper York Water Reclamation Centre adopts a first for Canada**

The Regional Municipality of York will purchase a Membrane Filtration System for the Upper York Water Reclamation Centre from GE Water and Process Technologies Canada. It is a key piece of equipment to provide sustainable sewage service to accommodate planned growth of approximately 150,000 residents and employees in the Towns of Aurora, East Gwillimbury and Newmarket.

The filtration system will be used in advance of a Reverse Osmosis System, a process in which dissolved inorganic solids (such as phosphorus) are removed from a solution (such as water) to ensure consistent high quality effluent to York Region's receiving streams.

This combination of a Membrane Filtration System and Reverse Osmosis System is the first of its kind in Canada for municipal wastewater treatment. The system will provide unprecedented clean water to protect the Region's resources.

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**Next regular meeting of York Regional Council**

York Regional Council will meet on Thursday, February 16 at 9 a.m. in the York Region Administrative Centre Council Chambers, located at 17250 Yonge Street in the Town of Newmarket.

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The Regional Municipality of York consists of nine cities and towns, and provides a variety of programs and services to almost 1.2 million residents, 50,000 businesses and 580,000 employees. More information about the Region's key service areas is available at [york.ca/regionalservices](http://york.ca/regionalservices)

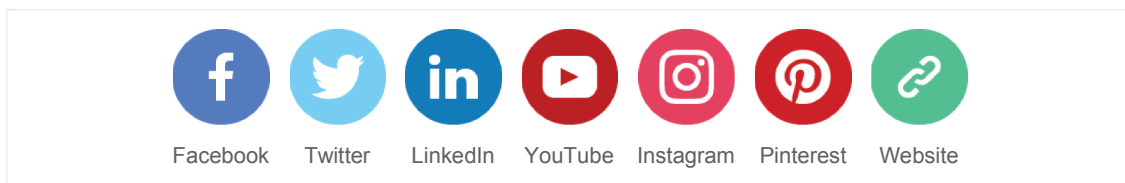
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**Compiled by:**

Masrine Guthrie-Peart, Communications Specialist, The Regional Municipality of York

Phone: 1-877-464-9675, ext. 77272, Cell: 905-251-6416

Email: [masrine.guthrie-peart@york.ca](mailto:masrine.guthrie-peart@york.ca)



**The Corporation of the Town of Aurora**

**By-law Number 59XX-17**

**Being a By-law to amend Zoning By-law Number 2213-78,  
as amended (Coppervalley Estates Inc.).**

**Whereas** section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, provides that the councils of local municipalities may pass zoning by-laws;

**And whereas** the Council of the Corporation of the Town of Aurora (the "Town") enacted By-law Number 2213-78, including amendments thereto (the "Zoning By-law");

**And whereas** the Council of the Town deems it necessary and expedient to further amend the Zoning By-law;

**Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:**

1. THAT the Zoning By-law be and is hereby amended to replace the "Rural General (RU) Zone" zoning category applying to the lands shown in hatching on Schedule "A" attached hereto and forming part of this By-law with; "Detached Dwelling Second Density Residential (R2-115) Exception Zone", "Detached Dwelling Second Density Residential (R2-116) Exception Zone", "Environmental Protection (EP-6) Exception Zone", "Major Open Space (O-17) Exception Zone" and "Major Open Space (O-15) Exception Zone".

2. THAT the Zoning By-law be and is hereby amended to add the following:

**"Section 11.117 Detached Dwelling Second Density Residential (R2-115) Exception Zone**

**11.117.1 Uses Permitted**

In accordance with Section 11.1 hereof.

**11.117.2 Zone Requirements**

**11.117.2.1 Lot Specifications**

Lot Area (minimum)	360.0 square metres
Lot Frontage (minimum)	12.0 metres

**11.117.2.2 Siting Specifications**

Front Yard (minimum)	
-Main Building	4.5 metres
-Garage	6.0 metres
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum)	
-One side	1.2 metres
-Other side	0.6 metres
Exterior Side Yard (minimum)	
-Main Building	3.0 metres
-Garage accessed over a flankage lot line	6.0 metres

11.117.2.2.1 Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle has been conveyed to a public authority, the flankage lot line and the front lot line shall be deemed to be the continued projection of the flankage lot line and the front lot line to a point of intersection for the purposes of calculating the required minimum front yard, and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle.

11.117.2.2.2 Notwithstanding the provisions of Section 3.124, on a corner lot where a 0.3 metre reserve abuts a street, the exterior side yard shall be deemed to include the 0.3 metre reserve, for the purposes of calculating the minimum exterior side yard requirements.

11.117.2.2.3 Notwithstanding the provisions of Section 6.48.1, open-sided roofed porches, uncovered terraces, patios, decks, and covered or uncovered balconies, with or without foundation, may project 2.5 metres into the required front yard or the required exterior side yard, provided that no part of the permitted encroachments, including eaves, is located closer than 2.0 metres to the lot line. Steps may encroach into the required front yard or exterior side yard, provided that they are not located any closer than 1.0 metre to the lot line.

11.117.2.2.4 Notwithstanding the provisions of Section 6.48.1, open-sided roofed porches covered or uncovered balconies, with or without foundation, may project 2.5 metres into the required rear yard, provided that no part of the permitted encroachments, including eaves, is located closer than 3.8 metres to the rear lot line.

**11.117.3 Building Specifications**

Lot Coverage (Maximum)	48%
Height [Main Building (Maximum)]	11.0 metres

11.117.3.1 Notwithstanding the definition contained within Section 3.72, open-sided, roofed porches, bay windows, and fireplaces, with or without foundation, shall not be included in the calculation of lot coverage. Further, notwithstanding the provisions of Section 6.48, the maximum projection of any bay window shall not exceed 0.5 metres.

**11.117.4 Holding Prefix**

Notwithstanding the provisions of Section 11.117 above, while the "(H)" Holding prefix is in place, no person shall within the lands zoned (H)R2-115, on Schedule "A" attached hereto, use any lot or erect, alter or use any buildings or structures for any purposes except those uses which existed on the date of passing of By-law Number 59XX-17. Furthermore, no extension or enlargement of the uses which existed on the date of the passing of By-law Number 59XX-17 shall occur, unless an amendment to this by-law is

approved by the Council of the Corporation of the Town of Aurora and comes into full force and effect.

**Removal of Holding Prefix/ Symbol (H)**

Prior to the passing of a by-law to remove the "(H)" Holding symbol from the lands zoned (H)R2-115, or any part thereof, the Town of Aurora shall be satisfied that the following conditions shall be complied with:

- i) the Town of Aurora has approved a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or York Region has advised in writing that the required infrastructure to support the capacity assignment associated with this development will be completed within a time period acceptable to the Region to permit the plan registration, or the Regional Commissioner of Environmental Services has confirmed servicing allocation for this development by a suitable alternative method and the Town of Aurora has allocated the capacity to this development;
- ii) An inter-municipal agreement have been approved by the Region of York and a subdivision agreement or any other agreement(s) as required, have been executed between the Owner of the lands and the Corporation of the Town of Aurora;
- iii) the removal of the "H" represents a logical and orderly progression of development in accordance with the relevant policies of the 2C Secondary Plan (OPA No. 73);
- iv) Specific to Lot 23 on the approved Draft Plan of Subdivision (Sub-2015-05), the "H" shall not be lifted until the Region of York confirms in writing that Lot 23 is not required for an interchange and associated buffers at King's Highway 404 and St. John's sideroad. All other lots within the approved subdivision do not require confirmation from the Region with regards to the potential interchange and associated buffers."

3. THAT the Zoning By-law be and is hereby amended to add the following:

**"Section 11.118 Detached Dwelling Second Density Residential (R2-116)  
Exception Zone**

**11.118.1 Uses Permitted**

In accordance with Section 11.1 hereof.

**11.118.2 Zone Requirements**

**11.118.2.1 Lot Specifications**

Lot Area (minimum)	450.0 square metres
Lot Frontage (minimum)	15.0 metres

**11.118.2.2 Siting Specifications**

Front Yard (minimum)	
-Main Building	4.5 metres
-Garage	6.0 metres
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum)	
-One side	1.2 metres
-Other side	0.6 metres
Exterior Side Yard (minimum)	
-Main Building	3.0 metres
-Garage accessed over a flankage lot line	6.0 metres

11.118.2.2.1 Notwithstanding the provisions of Section 6.48.1, open-sided roofed porches, uncovered terraces, patios, decks, and covered or uncovered balconies, with or without foundation, may project 2.5 metres into the required front yard or the required exterior side yard, provided that no part of the permitted encroachments, including eaves, is located closer than 2.0 metres to the lot line. Steps may encroach into the required front yard or exterior side yard, provided that they are not located any closer than 1.0 metre to the lot line.

11.118.2.2.2 Notwithstanding the provisions of Section 6.48.1, open-sided roofed porches covered or uncovered balconies, with or without foundation, may project 2.5 metres into the required rear yard, provided that no part of the permitted encroachments, including eaves, is located closer than 3.8 metres to the rear lot line.

**11.118.3 Building Specifications**

Lot Coverage (Maximum)	48%
Height [Main Building (Maximum)]	11.0 metres

11.118.3.1 Notwithstanding the definition contained within Section 3.72, open-sided, roofed porches, bay windows, and fireplaces, with or without foundation, shall not be included in the calculation of lot coverage. Further, notwithstanding the provisions of Section 6.48, the maximum projection of any bay window shall not exceed 0.5 metres.

**11.118.4 Holding Prefix**

Notwithstanding the provisions of Section 11.118 above, while the "(H)" Holding prefix is in place, no person shall within the lands zoned (H)R2-116, on Schedule "A" attached hereto, use any lot or erect, alter or use any buildings or structures for any purposes except those uses which existed on the date of passing of By-law Number 59XX-17. Furthermore, no extension or enlargement of the uses which existed on the date of the passing of By-law Number 59XX-17 shall occur, unless an amendment to this by-law is approved by the Council of the Corporation of the Town of Aurora and comes into full force and effect.

**Removal of Holding Prefix/ Symbol (H)**

By-law Number 59XX-17

Page 5 of 6

Prior to the passing of a by-law to remove the "(H)" Holding symbol from the lands zoned (H)R2-116, or any part thereof, the Town of Aurora shall be satisfied that the following conditions shall be complied with:

- i) the Town of Aurora has approved a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or York Region has advised in writing that the required infrastructure to support the capacity assignment associated with this development will be completed within a time period acceptable to the Region to permit the plan registration, or the Regional Commissioner of Environmental Services has confirmed servicing allocation for this development by a suitable alternative method and the Town of Aurora has allocated the capacity to this development;
  - ii) An inter-municipal agreement have been approved by the Region of York and a subdivision agreement or any other agreement(s) as required, have been executed between the Owner of the lands and the Corporation of the Town of Aurora;
  - iii) the removal of the "H" represents a logical and orderly progression of development in accordance with the relevant policies of the 2C Secondary Plan (OPA No. 73)."
4. THAT this By-law shall come into full force subject to compliance with the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, and subject to compliance with such provisions, this By-law will take effect from the date of final passage hereof.

**Enacted by Town of Aurora Council this 14<sup>th</sup> day of February, 2017.**

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**Geoffrey Dawe, Mayor**

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**Samantha Yew, Deputy Clerk**



By-law Number 59XX-17

Page 6 of 6

**Explanatory Note**

Re: Zoning By-law Number 59XX-17

By-law Number 59XX-17 has the following purpose and effect:

To amend By-law Number 2213-78, as amended, being the Zoning By-law in effect in the Town of Aurora, to rezone the subject lands from "Rural General (RU) Zone" to "Detached Dwelling Second Density Residential (R2-115) Exception Zone", "Detached Dwelling Second Density Residential (R2-116) Exception Zone", "Environmental Protection (EP-6) Exception Zone", "Major Open Space (O-17) Exception Zone" and "Major Open Space (O-15) Exception Zone".

The effect of this zoning amendment will permit a residential plan of Subdivision consisting of single detached dwellings and an environmental protection area.

Schedule "A" To By-Law Number 59XX-17

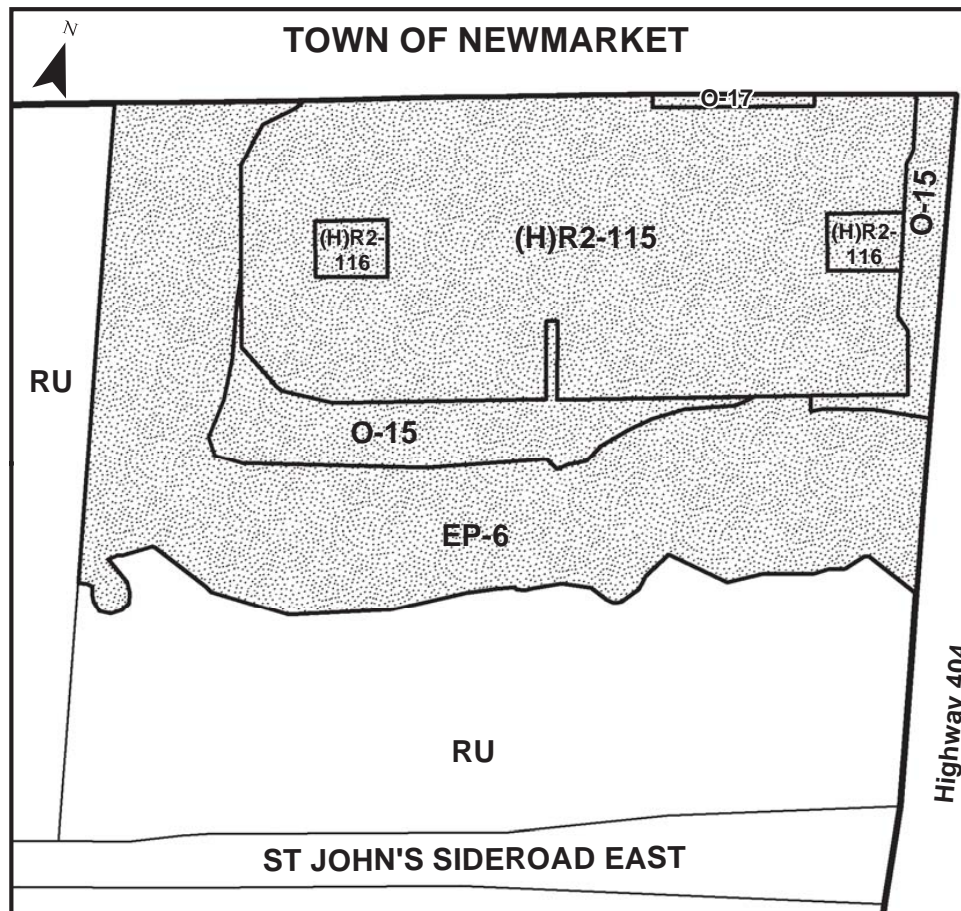
# TOWN OF AURORA

## THE REGIONAL MUNICIPALITY OF YORK

LOCATION: PART OF LOT 26, CONCESSION 3



LANDS TO BE REZONED FROM "RURAL GENERAL (RU) ZONE" TO; "DETACHED DWELLING SECOND DENSITY RESIDENTIAL (R2-115) EXCEPTION ZONE", "DETACHED DWELLING SECOND DENSITY RESIDENTIAL (R2-116) EXCEPTION ZONE", "ENVIRONMENTAL PROTECTION (EP-6) EXCEPTION ZONE", "MAJOR OPEN SPACE (O-15) EXCEPTION ZONE" AND " MAJOR OPEN SPACE (O-17) EXCEPTION ZONE".



**The Corporation of the Town of Aurora**

**By-law Number 59XX-17**

**Being a By-law to amend By-law Number 5840-16  
respecting signs within the Town of Aurora.**

**Whereas** section 11 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, permits The Corporation of the Town (the "Town") to pass by-laws respecting signs, structures, culture, heritage, the health, safety and well-being of persons and Economic, social and environmental well-being of the municipality;

**And whereas** it is deemed necessary and expedient to amend By-law Number 5840-16 to regulate the language of signs in the Town of Aurora;

**Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:**

1. Section 5 – General Provisions of By-law Number 5840-16 be and is hereby amended by inserting the following:

**"5.16 Language on Signs:**

Where a sign contains text in any language other than English or French, such a sign shall also include the translation of the text in either English or French which is comparable in size to the original text. The provision of this section shall not apply to:

- (a) Trade-marks, trade-names or business names; and
  - (b) Logos and symbols."
2. This By-law shall come into full force and effect on the date of final passage hereof.

**Enacted by Town of Aurora Council this 14<sup>th</sup> day of February, 2017.**

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**Geoffrey Dawe, Mayor**

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**Samantha Yew, Deputy Clerk**

**The Corporation of the Town of Aurora**

**By-law Number 59XX-17**

**Being a By-law to declare as surplus and sell municipal  
lands (Part of Lot 26, Allaura Boulevard).**

**Whereas** section 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended (the "Act") states that a municipal power, including a municipality's capacity, rights, powers and privileges under section 9 of the Act, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

**And whereas** The Corporation of the Town of Aurora (the "Town") is the owner of the lands described on Schedule "A" attached hereto and forming part of this By-law (the "Lands");

**And whereas** the Town does not require the Lands for municipal purposes and deems it necessary to declare as surplus and sell the Lands;

**And whereas** the Town entered into an Agreement of Purchase and Sale, as approved by Council, dated September 27, 2016 respecting the sale of the Lands (the "Agreement"), which Agreement is conditional on the enactment of this by-law;

**And whereas** the Council of the Town enacted By-law Number 4255-01.A on May 8, 2001, being a By-law to provide procedures with respect to the sale of municipal land, which provisions with respect to the sale of the Lands has been adhered to;

**Now therefore the Council of the Corporation of The Town of Aurora hereby enacts as follows:**

1. The Lands be and are hereby declared as surplus.
2. The Lands be conveyed in accordance with the Agreement.

**Enacted by Town of Aurora Council this 14<sup>th</sup> day of February, 2017.**

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**Geoffrey Dawe, Mayor**

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**Samantha Yew, Deputy Clerk**

**By-law Number 59XX-17**

**Page 2 of 2**

**Schedule "A"**

All and singular those certain parcels or tracts of land and premises situate, lying and being in the Town of Aurora, in the Regional Municipality of York and being composed of Part of Lot 26, Registrar's Complied Plan 10328, designated as Part 2 on Plan 65R-33023, being all of PIN 03644-0126 (LT).

**The Corporation of the Town of Aurora**

**By-law Number 59XX-17**

**Being a By-law to amend Parking and  
Traffic Control By-law Number 4574-04.T, as  
amended, with respect to No Parking on various  
highways in the Town of Aurora.**

**Whereas** paragraph 1 of subsection 11(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a lower-tier provides municipality to pass by-laws respecting highways, including parking and traffic on highways;

**And whereas** the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number 4574-04.T, as amended, being the Parking and Traffic Control By-law, on September 28, 2004;

**And whereas** the Council of the Town deems it necessary and expedient to further amend By-law Number 4574-04.T, as amended;

**Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:**

1. Schedule I to By-law Number 4574-04.T, as amended, respecting No-Parking be and is hereby amended by inserting the following:

<b>Highway</b>	<b>Side</b>	<b>From: To:</b>	<b>Prohibited Times or Days</b>
Industry Street	East	From: Mary Street intersection' To: Industrial Parkway South intersection	Anytime

**Enacted by Town of Aurora Council this 14<sup>th</sup> day of February, 2017.**

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**Geoffrey Dawe, Mayor**

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**Samantha Yew, Deputy Clerk**

**The Corporation of the Town of Aurora**

**By-law Number 59XX-17**

**Being a By-law to amend Parking and  
Traffic Control By-law Number 4574-04.T, as  
amended, with respect to Restricted Parking Maximum  
Period on various highways in the Town of Aurora.**

**Whereas** paragraph 1 of subsection 11(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a lower-tier municipality may pass by-laws respecting highways, including parking and traffic on highways;

**And whereas** the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number 4574-04.T, as amended, being the Parking and Traffic Control By-law, on September 28, 2004;

**And whereas** the Council of the Town deems it necessary and expedient to further amend By-law Number 4574-04.T, as amended;

**Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:**

1. Schedule III to By-law Number 4574-04.T, as amended, respecting Restricted Parking Maximum Period be and is hereby amended by inserting the following:

<b>Highway</b>	<b>Side</b>	<b>From: To:</b>	<b>Prohibited Times or Days</b>	<b>Max. Period Permitted</b>
Mary Street	North	From: 18.5 metres west of Industry Street intersection To: Industrial Parkway South intersection	9:00 a.m. to 5:00 p.m. Monday to Friday	3 hours
Industry Street	West	From: Mary Street intersection To: Industrial Parkway South intersection	9:00 a.m. to 5:00 p.m. Monday to Friday	3 hours

**Enacted by Town of Aurora Council this 14<sup>th</sup> day of February, 2017.**

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**Geoffrey Dawe, Mayor**

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**Samantha Yew, Deputy Clerk**

**The Corporation of The Town of Aurora**

**By-law Number 59XX-17**

**Being a By-law to Confirm Actions by Council  
Resulting from a Council Meeting  
on February 14, 2017.**

**The Council of the Corporation of The Town of Aurora hereby enacts as follows:**

1. That the actions by Council at its Council meeting held on February 14, 2017, in respect of each motion, resolution and other action passed and taken by the Council at the said meeting is, except where prior approval of the Ontario Municipal Board is required, hereby adopted, ratified and confirmed.
2. That the Mayor and the proper officers of the Town are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and to execute all documents as may be necessary in that behalf and the Clerk is hereby authorized and directed to affix the corporate seal to all such documents.

**Enacted by Town of Aurora Council this 14<sup>th</sup> day of February, 2017.**

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**Geoffrey Dawe, Mayor**

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**Samantha Yew, Deputy Clerk**